Barton Malow
Construction/Services

State of Minnesota Department of Education

Maximum School Effort Program for 1990

Program and Budget Analysis

June 28, 1990

Barton Malow Company 300 Third Avenue SE Suite 204 Rochester Minnesota 55904 Phone: 507/281-5026

Barton Malow

June 28, 1990

Dr. Norm Chaffee
Manager
District Support Services
Department of Education
State of Minnesota
Capitol Square Building
550 Cedar Street
St. Paul, Minnesota 55101

Dear Dr. Chaffee:

Enclosed is our summary report of the programs we analyzed on June 12, 1990 for the Maximum School Effort Program:

- New K-12 school for Lake of the Woods Schools, Baudette
- New 9-12 high school for St. Michael/Albertville Schools
- Expansion/renovation of the K-12 school for Osakis Schools
- New elementary school for Pierz Schools

Included in this report is an Executive Summary of the objectives, process, and findings of our analysis, plus supporting documentation for each of the four programs.

Thank you for the opportunity to assist the Department of Education.

Sincerely,

Richard O. Snider

Richard O. Snider
Project Administrator

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STATE OF MINNESOTA
DEPARTMENT OF EDUCATION
PROJECT REVIEW

Executive Summary

Overview

The State of Minnesota supports secondary school districts throughout the state with funds to replace and upgrade facilities. These funds are provided through the Maximum School Effort Program, and are determined by a developed ratio of the district's ability to levy taxes and repay the State over a twenty-year period. There are now approximately 400 schools in the State that are 50 years old or older. This year alone, there were 20 applications from school districts for funds totalling $174 million. This year, $23 million are available through the State's overall Capital Bonding Bill.

In the past, the State Legislature has appropriated funds to the districts directly. The system changed this year. The funds are now directed through the State Department of Education, where the Department reviews each application programmatically. Ten districts met all criteria in the selection process, and four programs were selected for funding based on greatest demonstrated need.

The Legislature requires that funds appropriated to the selected school districts be utilized to the maximum advantage possible within the guidelines of the Maximum School Effort Program.

Objectives

Apportion the $23 million of dedicated State funds to the four selected School Districts' construction programs, to maximize construction value in relation to needs, for each of the programs, determine project budget caps per pre-determined ratios, and analyze program scope for each District to define total project estimated costs.

Process

The Department of Education, District Support Services staff compiled all available information on each of the four selected programs. Barton Malow Company's Technical Services Group then analyzed each of the programs and developed cost models that reflected the information given and current construction costs and conditions. A list of assumptions and questions were developed during this process, which were tested with the project architect's concepts.

Step One: Determine gross square footage for each project, considering all current programming and allowable project components under the Maximum School Effort Program guidelines.

Step Two: Develop project cost models based on construction costs and other project costs.

Construction Costs were defined by system:

- o architectural system
- o mechanical system
- o electrical system
- o site development
- o fixed equipment
- o construction contingency

Executive Summary (continued)

Other Project Costs included:

- o professional fees
- o furniture, furnishings & equipment (FF&E)
- o off-site utilities costs
- o project financing expenses
- o land purchase
- o legal and administrative expense
- o Owner contingency

Step Three: Allocation of State funds available to each of the four programs by the Department of Education and projection of the project budget caps through pre-determined formulas and ratios for each project.

Step Four: Determine cost savings potentials for each project to minimize budget-to-cost variances.

Step Five: Develop recommended strategies for each District, to reduce costs and eliminate remaining variances.

Findings

See attached Project Cost Analysis

STATE OF MINNESOTA
DEPARTMENT OF EDUCATION

PROJECT COST ANALYSIS

BARTON MALOW COMPANY
JUNE 12, 1990

	NAME:	BAUDETTE	ST. MICHAEL	OSAKIS	PIERZ	
	SCHOOL TYPE:	K-12 SCHOOL	9-12 HIGH SCHOOL	K-12 SCHOOL	ELEMENTARY	
	NEW GROSS AREA:	168,000 SF	148,750 SF	97,815 SF	71,000 SF	
	ADDITION GROSS AREA:			54,000 SF		
	NO. OF STUDENTS:	850	800	341	670	
	DEVELOPED SITE:	10 ACRES	10 ACRES	5 ACRES	10 ACRES	TOTAL
CONSTRUCTION COSTS		COST $/SF	COST $/SF	COST $/SF	COST $/SF	
ARCHITECTURAL		6,720,000 40.00	6,396,250 43.00	3,912,600 40.00	2,241,000 31.56	
MECHANICAL		2,184,000 13.00	2,677,500 18.00	1,760,670 18.00	1,075,000 15.14	
ELECTRICAL		1,092,000 6.50	1,041,250 7.00	684,710 7.00	420,000 5.92	
SITE DEVELOPMENT		500,000 2.98	750,000 5.04	200,000 2.04	284,000 4.00	
FIXED EQUIPMENT		400,000 2.38	595,000 4.00	300,000 3.07	200,000 2.82	
CONTINGENCY		545,000 3.24	550,000 3.70	342,900 3.51	200,000 2.82	
NEW CONSTRUCTION		$11,441,000 68.10	$12,010,000 80.74	$7,200,880 73.62	$4,420,000 62.25	$35,071,880
RENOVATION/ADDITION			$1,820,000	$555,000 10.28	$135,000	$2,510,000
CONSTRUCTION SUBTOTAL		$11,441,000 68.10	$13,830,000 92.97	$7,755,880 51.09	$4,555,000 64.15	$37,581,880
OTHER PROJECT COSTS						
ARCHITECTURAL FEES/REIMBUSABLES		744,000	720,600	504,100	287,000	
FURNITURE, FURNISHINGS & EQUIPMENT		500,000	329,000	200,000	200,000	
OFF SITE UTILITIES		300,000	120,000	0	75,000	
FINANCING EXPENSES		50,000	75,000	75,000	35,000	
LAND PURCHASE		95,000	360,000	0	0	
LEGAL EXPENSES		0	0	0	0	
ADMINISTRATIVE EXPENSES		0	0	75,000	10,000	
OWNER CONTINGENCY		100,000	100,000	0	40,000	
SUBTOTAL		$1,789,000 10.65	$1,704,600 11.46	$854,100 5.63	$647,000 9.11	$4,994,700
TOTAL PROJECT ESTIMATED COST		$13,230,000 78.75	$15,534,600 102.33	$8,609,980 56.71	$5,202,000 73.27	$42,576,580
STATE FUNDS AVAILABLE		$8,000,000	$9,800,000	$4,500,000	$1,000,000	$23,300,000
STATE PROJECT BUDGET CAP		$12,600,000	$13,952,000	$8,254,493	$4,529,000	$39,335,493
VARIANCE (REQUIRED COST REDUCTION)		($630,000)*	($1,582,600)*	($355,487)*	($673,000)*	($3,241,087)

* NOTE: 1) DEFER SOME FIXED AND LOOSE EQUIPMENT AND RENOVATION TO SEPARATE FUNDING.
2) DISTRICT FINANCE THE DIFFERENCE
3) REFINEMENT OF PROGRAM
4) COMBINATION OF ABOVE

STATE OF MINNESOTA
DEPARTMENT OF EDUCATION

PROJECT COST ANALYSIS

BARTON MALOW COMPANY
JUNE 12, 1990

	NAME:	BAUDETTE	ST. MICHAEL	OSAKIS	PIERZ	
	SCHOOL TYPE:	K-12 SCHOOL	9-12 HIGH SCHOOL	K-12 SCHOOL	ELEMENTARY	
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	ADDITION GROSS AREA:			54,000 SF		
	NO. OF STUDENTS:	850	800	341	670	
	DEVELOPED SITE:	10 ACRES	10 ACRES	5 ACRES	10 ACRES	TOTAL
TOTAL PROJECT ESTIMATED COST		13,230,000	15,534,600	8,609,980	5,202,000	42,576,580
STATE FUNDS AVAILABLE		8,000,000	9,800,000	4,500,000	1,000,000	23,300,000
STATE PROJECT BUDGET CAP		12,600,000	13,952,000	8,254,493	4,529,000	39,335,493
VARIANCE (REQUIRED COST REDUCTION)		(630,000)	(1,582,600)	(355,487)	(673,000)	(3,241,087)
RECOMMENDED COMBINED COST REDUCTION ACTIONS:						
DEFER FIXED EQUIPMENT		($150,000)	($345,000)	$0	($100,000)	
DEFER MOVABLE EQUIPMENT		($250,000)	($129,000)	$0	($100,000)	
PROGRAM REFINEMENT						
	REDUCE SITE DEVELOPMENT	($100,000)	($225,000)	$0	($100,000)	
	REDUCE RENOVATION/ADDITION SCOPE	$0	($883,600)	$0	$0	
	REDUCE GROSS AREA BY 3,182 SF (3,182 SF x $68.10 x 60%)	($130,000)	$0	$0	$0	
	REDUCE GROSS AREA BY 8,012 SF (8,012 SF x $73.95 x 60%)	$0	$0	($355,487)	$0	
FINANCED BY DISTRICT		$0	$0	$0	($373,000)	
		($630,000)	($1,582,600)	($355,487)	($673,000)	

2

COMMENTS

LAKE OF THE WOODS SCHOOLS, BAUDETTE
ARCHITECT: BRAY ASSOCIATES

1. The program consists of a new 168,000 square foot K-12 school for 850 students. The original program included an auditorium, lockers and a swimming pool that were subsequently deleted.

2. Land purchase costs are $95,000. Ten acres will be developed at $50,000/acre for parking, simple landscape, roads and site drainage. Athletic fields and facilities are not included in the program. An off-site utility cost for sewer work only was included at $300,000.

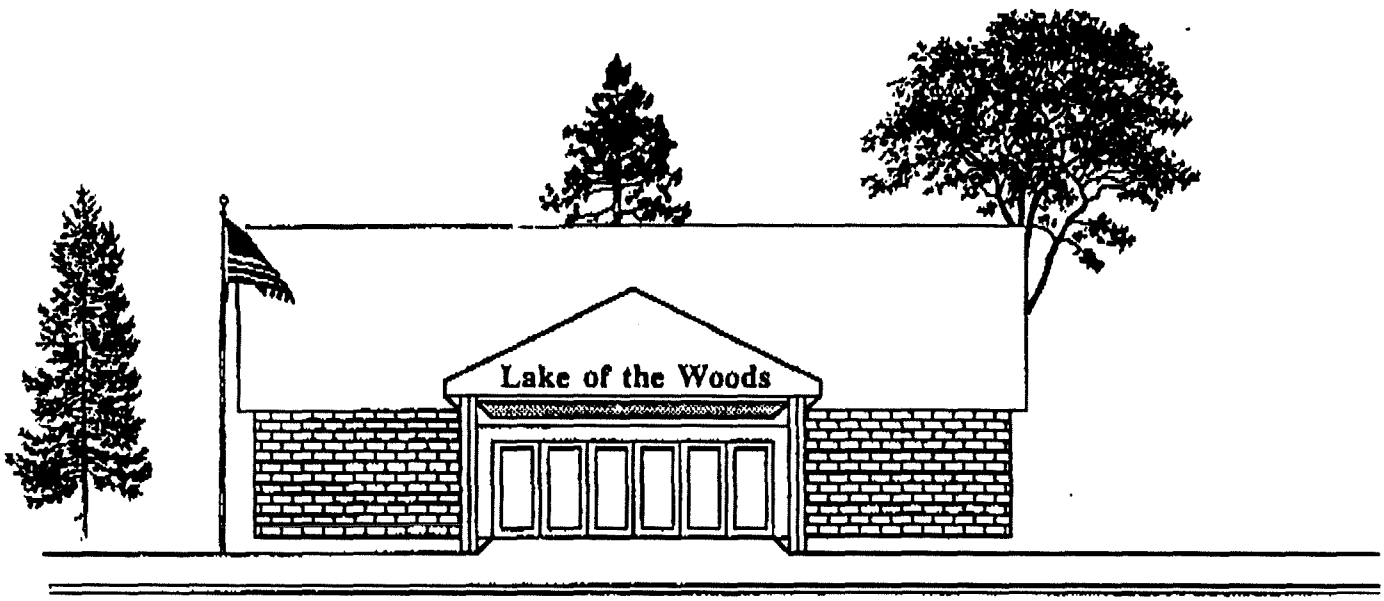
3. Air conditioning was included in minimal spaces only, using roof-top combination units. Sprinklers were not included.

4. Total estimated project costs are $13,230,000. State contributions total $8,000,000, which projects a project budget cap of $12,600,000 and a variance of $630,000. We recommend the following steps to bring total project costs into conformance with the budget cap:

    a. Defer $150,000 of the $400,000 fixed equipment costs.
    b. Defer $250,000 of the $500,000 moveable equipment costs (FF&E), using existing equipment and furnishings until new equipment can be purchased.
    c. Reduce site development from 10 acres to 8 acres, reducing costs by $100,000.
    d. Reduce gross area by 3,182 square feet, which will reduce costs by $130,000.

Lake of the Woods Schools

Baudette, Minnesota



November 27, 1989

Bray Associates Architects, Inc.

Sheboygan, Wisconsin

La Crescent, Minnesota

LAKE OF THE WOODS SCHOOLS
Baudette, Minnesota
November 27, 1989

Bray Associates . Architects, Inc.
Sheboygan, Wisconsin
LaCrescent, Minnesota

PROGRAM OF NEEDS

GOALS:

. Develop a K-12 community school that -

- Provides space for all grade levels that separates primary, middle and high school students while taking advantage of mutual facilities and staff.

- Provides space for total community use, both day and evening, while not interfering with school activities. Truly a community center.

- Provides an energy efficient building with easily maintained finishes.

- Provides a well constructed but flexible building that can be modified or expanded with future changes and demands.

- Provides a center of community pride with the maximum involvement of local citizens in planning, construction, and use.

OUTLINE PROGRAM - 800--900 Students
(Approximately 60--70 per grade level)

PRIMARY/KINDERGARTEN -- 4TH GRADE
- K-6 - (1 or 2) (All day?)
- Early Child (Part time KG)
- 1st--4th (2½ Classrooms per grade)
- Art - Separate from 6-12
- Music - Separate from 6-12
- Physical Ed
- Special Ed (Define programs)
  (LD/ED/EMR/TMR/Speech/Chapter 1/Read/etc.)
- Media Room (100 student area)
- Instructional Materials Center (Shared with 6-12?)
- Computer Room
- Staff/Administrative Area?

MIDDLE SCHOOL -- 5th - 8th
- 5th - (With middle or primary?)
- 5th & 6th (5 rooms/semi-contained)
- 7--8 (5 rooms + science - team concept)
- Speech Ed - (Define program)
- Art - (Shared with high school)
- Music - (Shared with high school)
- Physical Ed
- Home Ec
- IMC - (Shared) Computer
- Staff/Administrative ?

HIGH SCHOOL -- 9th--12th
- Academic Classrooms (7?)
  - (Math/English/Foreign Language/Social Studies)
- Science (2?)
  - (Biology/Physics/Chemistry/General Science)
- Business Ed (2?)
- Home Ec (2 unit area) (Middle School shared)
- Special Ed (Define program)
- Art - (3d - 2d) (Shared 5--8)
- Music (Band/Vocal) (Shared 5--8)
- Physical Ed
  - 3 Station Gym (Shared 5--8)
  - Mezzanine (Wrestle - Weights)
- Technical Education (Shared 5--8)
  - Define program
- Home Ec - Day Care? (Shared 5--8)
- IMC
  - Shared K-12 (Divided)
  - Computer Rooms/Work Areas

MULTI-USE
- Auditorium 500 Seats
- Cafeteria - Commons
  - Kitchen
- District Administration
- Swimming Pool

OUTLINE PROGRAM (Continued)

SITE WORK

- Bus/Car - Drop off separate
- Parking - School plus activities
- Athletic and physical ed. fields
  - Football/Soccer/Baseball/Track/Softball
- Primary - Play areas

COMMUNITY USE: (Considerations)

Cafeteria - Commons
. Dinner-Theatre use
. Special dinners and programs
. Elderly program
. Exhibition area

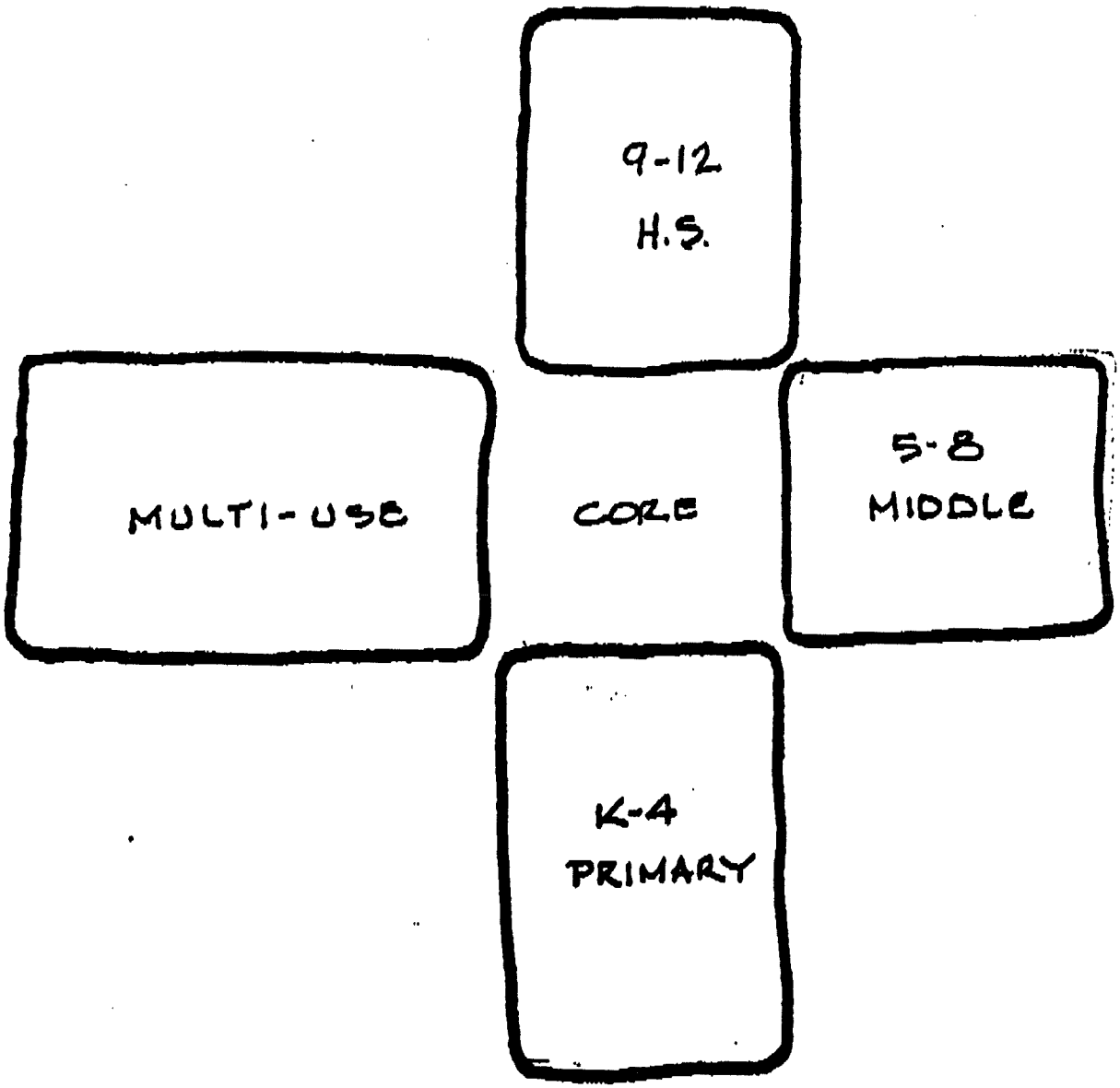
Physical Ed Facility
. Recreation use
  - Gym/Weights/Exercise areas
  - Swimming Pool
    . Consider wading pool and whirlpool
    . Early hour adult use/rental by groups
    . Revenues can pay for operation

Special Area
. Computer Rooms
. Art
. Technical Ed
. Business Ed

Instructional Materials Center
. Supplement to local library services?

Auditorium - 500 Seats
. Special community programs
. Consider high school/community combined theatre group
. Public concert series
. Local business use

ZONING CONCEPT



- Basic separation of each unit level (K-4/5-8/9-12)
- Potential securing of each academic area (K-4, 5-8, 9-12) while active use of the core and multi-use areas
- Potential sharing of special areas by each unit

TIMETABLE

Dec. 4, 1989	Architect Selection Program development and review existing buildings for comparative use and cost.
Dec. 11	Design concepts . Architect team spends several days in Baudette reviewing need and "what if?" concepts. . Costs developed for each . Site review and selection if possible/practical . Design/cost finalized
Dec. 18	Project approved by board
Dec. 19	Final project approved
Jan. '90	Design/development drawings . Staff/admin. review . Board review and approval
Feb.-Apr.	Production documents . Architect/Engineers complete bid documents
Apr.-May	Bidding June 1
June 15	Contracts/Construction start
Oct. 15	50% or better of building under roof
Oct. '90 - Apr. '91	Interior Work
Aug. 20, '91	Basic completion - Academic Partial occupancy
Jan. '92	Total occupancy

DESIGN CONCEPTS

We traditionally develop two programs for predicting the needs and costs of a school building program.

The computerized program is shown here as a sample of the type of program we develop with the owner. In this case, we have developed a preliminary program for your K-12 school of 800--900 students. Because of your tight time schedule, we have taken the liberty of developing this schedule and would plan on using it as a basis for a more complete examination of your needs and your educational specifications. We also program a preliminary cost analysis with this same format.

The second program we develop is several "what if?" schematics of potential design solutions to the school's needs. These schematics show alternative solutions with cost comparisons for the owner's decisions. Again, because of your schedule, we are perhaps being very presumptuous. We consolidated several "what if?" concepts and display herein a schematic that demonstrates our overview of your needs and potential design solution. Our intention, however, if selected as your architect, is to set this schematic aside and begin with confirmation of your needs and educational directions.

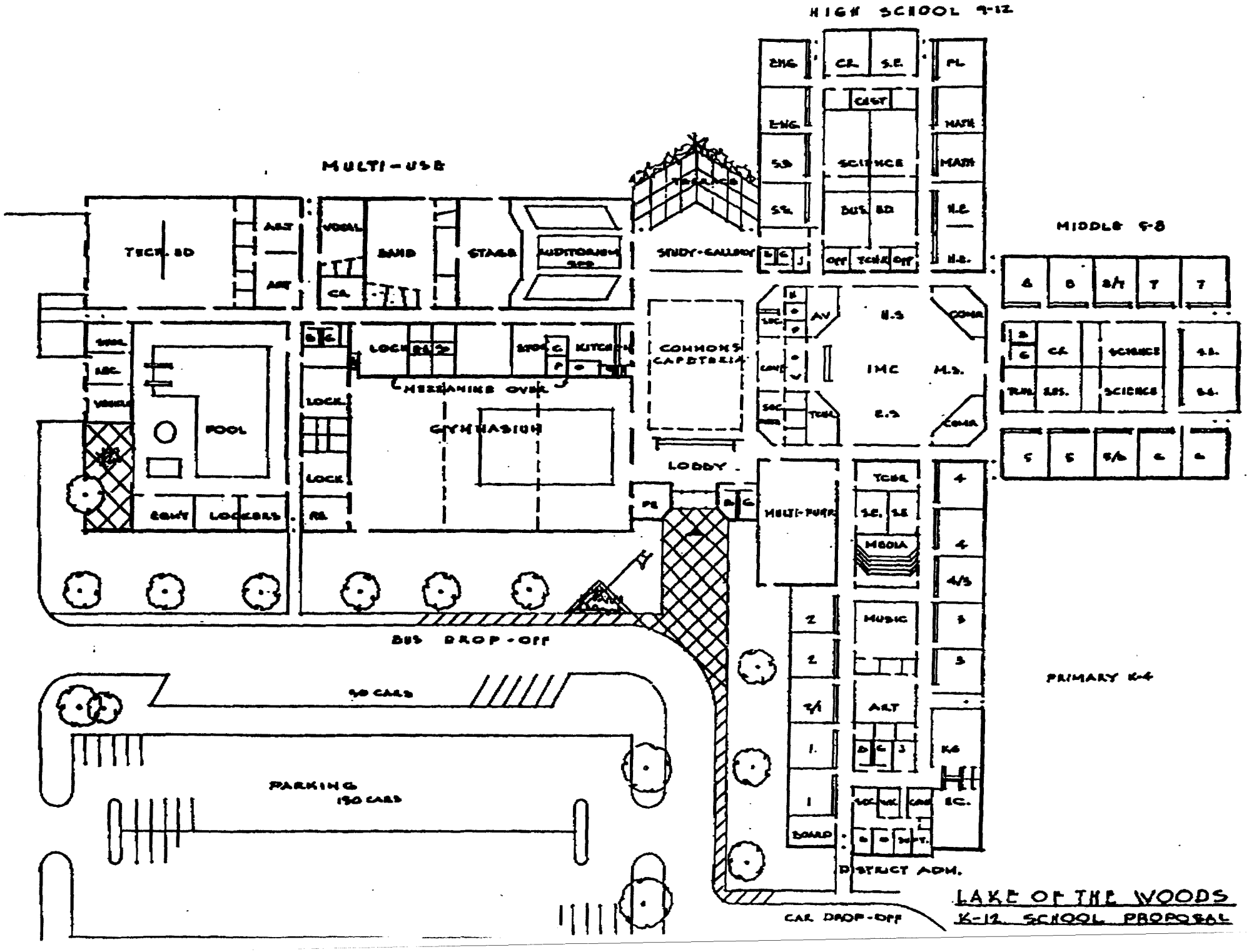
Lake of the Woods Schools
K-12 Proposal
Baudette, Minnesota

K-12 School (850 students)
Program of Needs
Preliminary K-4

Center	Area Sq. Ft.	No. of Rooms	Total
Kindergarten	1,500	1	1,500
Early Child	1,500	1	1,500
1st / Ath / CR's	900	10	9,000
Art	1,600	1	1,600
Music	1,600	1	1,600
Phy Ed	440	1	440
Media Rm	1,400	1	1,400
Spec Ed	2,000	1	2,000
review program			
Teachers / Resources	800	1	800
Middle 5-8			
5-8th CR's	900	11	9,900
Science	1,650	2	3,300
Spec Ed	900	2	1,800
review program			
Teachers / Resources	900	1	900
High School 9-12			
Academic CR's	900	8	7,200
Science	1,500	2	3,000
Business Ed	1,050	2	2,100
Home Ec / Day Care	1,650	1	1,650
Spec Ed 1	900	1	900
review program			
Teachers / Resource	900	1	900
Art	1,200	2	2,400
Music -Band	4,200	1	4,200
-Vocal	1,500	1	1,500
Technical Ed	7,700	1	7,700
Shops/CR/Storage			
Phy Ed			
Gymnasium(3 units)	18,000	1	18,000
Wrestle/Weights	5,400	1	5,400
Lockers	1,750	4	7,000
PE Storage	1,000	1	1,000

Multi - Use			
Cafeteria/Commons	9,000	1	9,000
Kitchen/Storage	2,800	1	2,800
Auditorium(500 Seats)	7,700	1	7,700
Swimming Pool	11,500	1	11,500
Diving Well/Wading Pool/ Whirlpool			
Lockers/Equipment Rm	2,000	1	2,000
I.M.C.	8,700	1	8,700
Computer Rooms	600	2	1,200
Support Areas	2,000	2	4,000
High / Middle School Admin.	3,300	1	3,300
Secy/Prin/Offices			
Conf/Work			
District Administration	2,250	1	2,250
secy/supt/work/stor brd rm/offices			
Bldg. Services			
Toilet Rooms	500	5	2,500
Storage	2,000	1	2,000
Mechanical	2,700	1	2,700
Boiler Room	1,000	1	1,000
Vehicle / Receiving	2,000	1	2,000
		Total	161,340
20%	Windows/Walls/Misc:		32,268
	Dedicated Design Size:		193,608

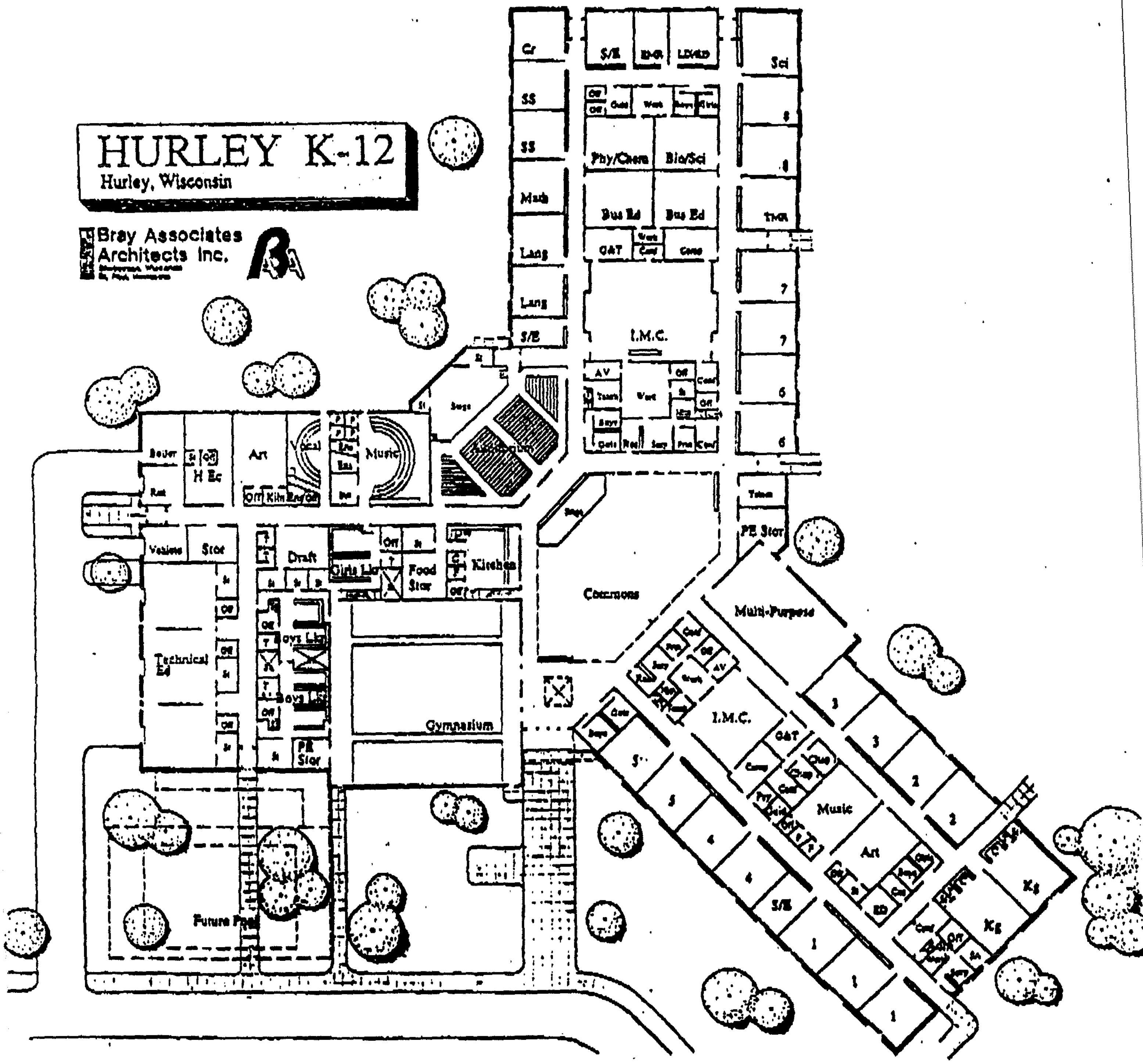
168,168 SQ. Ft



HURLEY K-12

Hurley, Wisconsin

Bray Associates Architects Inc.



Bray Associates

January 26, 1990

Bray Associates Architects Incorporated
104 South Walnut Street P. O. Box 161
La Crescent, Minnesota 55947
Telephone (507) 895-8232
FAX (507) 895-8332

LAKE OF THE WOODS SCHOOLS
INDEPENDENT SCHOOL DISTRICT #390
BAUDETTE MN 56623
Project No. 1579

HEALTH AND SAFETY REVIEW

On January 23, 1990 a walk through of the Lake of the Woods K-12 school was conducted by Al Edwards, Superintendent, Ed Hanson, Chairman of Planning Committee, and Larry Bray and Tom Lyons of Bray Associates for the purpose of evaluating the existing facilities to determine those conditions which might adversely effect the health and safetly of the occupants. This review lists items which can be classified as building code violations based on the current building code, educational shortcomings, handicapped accessibility and general conditions.

Building Code Violations

Except in the 1983 and 1987 additions, classrooms are not separated from the corridors with a one hour fire assembly. Many entrances have unrated doors with clear glass lites and clear glass transoms. Many rooms have unprotected transfer grilles between rooms or between rooms and cooridors.

The boiler room has an unrated metal door to the corridor and a wood panel door to the kindergarten room.

Stair exits are not enclosed in fire rates assemblies, some to the third floor. One stair exits to first floor corridor adjacent to the wood shop which is not fire separated form the rest of the building. Most handrails at stairs and their landings are too low. There are no fire escapes to allow additional exits.

Second and third floor corridors have dead end conditions with as many as four classrooms beyond an exit. The third floor corridor has a rolling steel fired which potentially separates that corridor creating two additional dead end situations.

Some wood framed stairs have storage closets below.

Exit situation of some rooms requires exit through adjacent rooms not into corridors.

Wood shop has inside dust collection system, no make up air and no ventilated or protected paint area. Auto shop and welding shop do not have make up air systems.

Most classrooms have no ventilation air. Many that do have covered outside grilles to prevent freeze-up of heating pipes. Locker rooms and most toilet rooms do not have ventilation. The weight room and most small instructional areas have no ventilation. The band room has supply air but no provision for return or ventilation.

Some exits and exit paths have no EXIT signs. Only large gym has emergency lighting.

1915 building is three story wood frame construction.

Incinerator attached to main chimney has open combustion chamber.

Gas pool heater is not enclosed in rated room. Pool exhausts 100% of heated air which only ventilation.

Educational Shortcomings (As related to safety.)

Senior high and elementary students share common stair and toilet facilities.

Small gym is overcrowded for normal class purpose.

Math, health and home economics share classroom with one six foot chalkboard.

There is not a sufficient number of classrooms for educational program and enrollment is increasing.

Handicapped Accessibility

Only two of six entrances are grade level.

Entire first floor not internally accessible. Elementary unit has stair on first floor.

Second and third floors are not accessible at all.

Showers in locker rooms on first floor are accessible.

Toilets not constructed for handicapped accessibility.

General Conditions

1957 Addition has wood roof deck exposed on interior. While it is considered to be "mill" construction it is still a large, combustible surface and area of large heat loss.

Many areas have asbestos floor tile and asbestos insulated heating pipes.

Pool area is crowded and has no spectator seating.

School is located on one city block, about 3 acres. It has little playground area, no outdoor physical education area and is located one-half block from the railroad which regularly ships hazardous chemicals, 200 feet from a grain elevator and 300 feet from a bulk liquid fuel and propane storage area.

There is not adequate parking or bussing staging area.

Only minimum roof repair has been completed in the last ten years thus there has been no improvements to the insulation value of that surface.

Some classrooms have exposed steam radiators.

Some rooms, especially facing north and west are unalbe to maintain adequate room temperature on cold, windy days.

The pool constructed in 1962 leaks and pool enclosure is lined with plywood.

Submitted by,

BRAY ASSOCIATES ARCHITECTS, INC.

Thomas B. Lyons

Thomas B. Lyons
Architect

LAKE OF THE WOODS SCHOOLS
BAUDETTE, MINNESOTA

Bray Associates . Architects, Inc.
Sheboygan, Wisconsin

December 13, 1989

SITE EVALUATION

Site #1 - Tom McMillan		Maximum 10
Location:	1½ miles west of Baudette, south of Highway 11	8
Size:	300 acres	10
Cost:	$215 per acre	10
Usability:	110 acres woods Remainder flat; presently farmed Small farm buildings on highway; can be removed Easy access from U.S. Highway 11 Location services west and southwest area of district which is the largest area beyond the City of Baudette	10
Type of Area:	Rural/farm	8
Zoning:	Agricultural but OK for a school	10
Utilities:	Water at site Sewer available - 1½ miles east; possibly need two lift stations Gas available Electricity available	7
Odors:	No problem	10
Fire Protection:	City water plus fire department	8
Advantages:	Location - visibility to public; service to entire district Cost - $215 per acre Flat site; easy to develop Utilities available	10
Rating:	First	91

Lake of the Woods Schools
December 13, 1989
Site Evaluation - Page 2

Site #2 - Tom McMillan		Maximum 10
Location:	1 mile west of Baudette, south of Highway 11	8
Size:	140 acres	8
Cost:	$215 per acre	10
Usability:	Highway area occupied by wood stove manufacturing company Basically flat; some wet areas and woods Easy access from U.S. Highway 11 Location also well located to serve south-west area of district	6
Type of Area:	Rural/farm	8
Zoning:	Agricultural but OK for a school	10
Utilities:	Water at site Sewer available - 1 mile east; need two lift stations Gas available Electricity available	7
Odors:	Smoke from manufacturing plant	8
Fire Protection:	City water plus fire department	8
Advantages:	Location - similar to Site #1 Cost - $215 per acre; may need to buy this parcel to attain Site #1 at this price Flat site; possibly some drainage problems	6
Disadvantages:	Manufacturing plant at front door Site drainage	—
Rating:	Third	79

Lake of the Woods Schools
December 13, 1989
Site Evaluation - Page 3

Site #3 - Arena		Maximum 10
Location:	South of arena and city on County Highway 1	9
Size:	27 acres - immediately south of arena 65 acres - south of former to next road	8
Cost:	Not determined but potentially quite high	6
Usability:	Flat area; presently farmed Easy access from city and rural School uses arena for hockey and skating program	10
Type of Area:	Contiguous to city/farmed	10
Zoning:	Agricultural but OK for a school	10
Utilities:	Water at site Sewer at site Gas available Electricity available	9
Odors:	No problem	10
Fire Protection:	City water plus fire department	8
Advantages:	Close to ice arena Close to city	8
Disadvantages:	Cost Size - OK for now; future ? Visibility	
Rating	Second	88

Lake of the Woods Schools
December 13, 1989
Site Evaluation - Page 4

Site #4 - Olson

		Maximum 10
Location:	East of Baudette, south of Highway 11	7
Size:	±150 acres	8
Cost:	Not determined	6
Usability:	Flat area; presently farmed Church building located right in the middle of Highway 11 frontage	5
Type of Area:	In city but not developed	8
Zoning:	Agricultural but OK for a school	10
Utilities:	Water - ½ mile Sewer - ½ mile Gas available Electricity available	7
Odors:	Lagoon odors in springtime	4
Fire Protection:	City water plus fire department	8
Advantages:	Easy access from Highway 11 Visible to public	5
Disadvantages:	Church location in middle of property Odors from the lagoon East side location does not serve rural area of district as well	
Rating:	Fourth	68

3

COMMENTS

ST. MICHAEL/ALBERTVILLE SCHOOL DISTRICT
ARCHITECT: ABENDROTH, REGO & YOUNGQUIST ARCHITECTS, INC.

1. The program consists of a new 148,750 square foot 9-12 high school for 800 students. Several components of the original program have been deleted to contain the costs within an affordable budget. The district office is deleted, there is no swimming pool or ice arena. All outdoor facilities cannot be funded by the Maximum School Effort Program. The TV/AV facilities are confirmed as reception rather than production equipment. Overall program components were confirmed with Mr. Rego, the Project Architect.

2. In addition, renovation and additions to the existing high school for conversion to a 3-6 upper elementary school is budgeted to be $1,820,000. The renovation/addition budget could not be addressed due to our lack of information/familiarity with the existing facilities. The $60/s.f. estimated by the Architect is a reasonable assumption.

3. Total project costs are estimated to be $15,534,600. State funds available are $9,800,000, which sets a project budget cap of $13,952,000 and a variance of $1,582,600. The following steps are recommended to align project costs with budget:

   a. Defer $345,000 of the $595,000 fixed equipment budgeted.

   b. Defer $129,000 of the $329,000 loose equipment (FF&E) budgeted.

   c. Reduce site development costs by $225,000, thus developing only 10 acres of the site at $50,000 per acre plus $25,000 for the additional acreage.

   d. Reduce the renovation/addition scope by $883,600.

The School Board has not pursued renting classroom space from the St. Michael Parochial Grade School. Said procedure might be "sticky", also, the delivery of educational services might prove to be extremely difficult in terms of articulating instruction, scheduling and curriculum. However, the School District may have no choice in order to address rapid elementary school growth.

DESCRIPTION OF CONSTRUCTION AND ECONOMIC CONSIDERATIONS

Generally, the construction of the new 9 "thru" 12 high school and the addition of classrooms and the library to the existing high school (to be converted into a 3 "thru" 6 elementary school) will consist of slab on grade buildings with no basement.

Footings will be reinforced concrete with concrete block foundation walls and load bearing concrete block walls with exterior face brick. The masonry wall will be cavity wall construction with rigid insulation between the brick and concrete block. Load bearing and non-load bearing walls on the interior of the addition to the present high school will be concrete block, and painted to match the existing facility. Load bearing and non-load bearing walls on the interior of the proposed new high school will consist of a decorative-scored block. Roof construction for the proposed new high school and the proposed addition to the present high school to be converted into a facility for

young people in grades 3 "thru" 6, will consist of steel bar joists with metal deck; with rigid insulation on the deck and a single-ply roofing for waterproofing.

Interior floor finishes will consist of terrazzo in the corriders of the proposed new high school and either carpeting or vinyl composition tile in the classrooms. The parent high school, to be renovated and remodeled into a 3 "thru" 6 elementary school, will not have terrazzo in the corriders but vinyl composition tile. Also, the interior finish of restroom floor areas will consist of terrazzo for not only the proposed new high school but for the restroom facility to be built in the present high school. Ceilings will include lay-in acoustical tile ceilings with energy-efficient fluorescent lighting. The ceiling in the fine arts area will be partially open to the deck with sound baffles, house and stage lighting. In general, the exterior appearance of the addition will be developed to match and compliment the existing construction.

The description of the proposed construction, improvements, remodeling and building renovation projects and corresponding economic considerations are as follows:

-1- Present St. Michael-Albertville High School:

-a- Includes a Building Addition, Remodeling and Renovation Process to Convert Into a 3 "thru" 6 Elementary School.

-b- 14,289 square feet of new construction at a cost of $60.00 a square foot to

facilitate:

^^ A New Library ..... 4,800 Square Feet

^^ Seven New Classrooms ..... At 900 Square Feet Each

^^ New Handicapped Restrooms ..... At 450 Square Feet Each

^^ Remodeling Present Single-Station Vocal-Instrumental Music Suite Into A Double Music Suite:

** Vocal Music ..... 1,500 Square Feet
** Instrumental Music ..... 2,000 Square Feet

^^ Remodel and Convert the Industrial Arts Wing, Woods and Metals, Into:

** Four Classrooms ..... 875 Square Feet Each

^^ Remodel Existing Weight Room Into:

** A Classroom ..... 980 Square Feet

^^ Convert and Remodel a Section of the Industrial Arts Wing Into:

** A Custodial Receiving Station . 1,120 Square Feet

^^ Convert and Remodel Two Science Stations Into:

** Two Classrooms ..... 900 Square Feet Each

^^ Convert and Remodel One Science Laboratory Into:

** A Classroom ..... 1,260 Square Feet

^^ Renovate and Remodel a Computer Science Laboratory Into:

** A Classroom ..... 1,200 Square Feet

^^ The Present Library Will Be Remodeled and Converted Into:

** Two Classrooms ..... 730 Square Feet Each

^^ The Balance of the Library Space Will Be Remodeled:

** To House Individual Instructional Rooms, Student-Teacher Conferences, Parent-Teacher Conferences Staff-Staff Conferences, Staff-Administrative Conferences and a variety of special needs on demand:

** Five Special Stations ..... 170 Square Feet Each

Additional areas to be addressed referencing the proposed new addition construction, remodeling and renovation of the present high school into a 3 "thru" 6 elementary school include:

- The Addition of a Sprinkling System For The Existing High School Building: 80,697 Square Feet x $1.70 a Square Foot = $137,000. A Sprinkling System Is Provided For The Proposed New Addition of 14,289 Square Feet.
- Build Area Separation Wall and Bring Area North There of, up to Current Code = $25,000.
- Upgrade Fire Alarm System. = $20,000
- Upgrade Emergency Lighting System. = $5,000
- Repair Exit Lighting System. = $5,000
- Provide For Electric Service Modifications. = $15,000.
- Upgrade School Intercom System. = $35,000.
- Modify Existing Mechanical System. $50,000.
- Insulate and Brick Veneer Exterior Existing Block Walls. = $27,000.

Anticipated Total Costs for the New Construction Combined with Additional Costs for Remodeling and Renovating the Present High School Into a 3 "thru" 6 Elementary School:

New Construction	$ 857,000.00
Remodeling and Renovation	469,000.00
Improvements	294,000.00
5% Contingency	81,000.00
Architectual and Engineering Fees ...7%....	119,000.00
Grand Total =	1,820,000.00

The conversion of the present high school into a 3 "thru" 6 elementary school will provide the District with thirty-two over-all classrooms to facilitate young people in grades three "thru" six. Thirty-two classrooms times twenty-five students per classroom will enable the converted facility to house eight hundred students.

The proposed new high school, grades 9 "thru" 12, will be built on a sixty-acre parcel of land between the communities of Albertville and St. Michael. The proposed new high school will be complete with technological facilities and fixtures; the outdoor facilities will address a complete menu of physical education areas, recreation areas and athletic areas.

An itemized window of new construction facilities and square footage referencing a new 9 "thru" 12 high school is as follows:

>>>> Classrooms: English-Language Arts:
Five At 800 Square Feet Each

* * Foreign Language Laboratory:
One At 1,000 Square Feet

* * Speech Communications Laboratory:
One At 1,000 Square Feet

* * Writing Laboratory:
One At 800 Square Feet

* * Practice Laboratory:
One At 300 Square Feet

* * Department Resource Center:
One At 300 Square Feet

>>>> Classrooms: the Social Sciences:
Five At 800 Square Feet Each

* * Department Resource Center:
One At 300 Square Feet

>>>> Classrooms: Mathematics:
Five At 800 Square Feet Each
* * Computer Science Laboratories:
Two At 1,200 Square Feet Each
* * Department Resource Center:
One At 300 Square Feet

>>>> Classrooms: Science:
One Chemistry Laboratory At 1,500 Square Feet
One Biology Laboratory At 1,500 Square Feet
One General Science Classroom At 1,200 Square Feet
One Physics Classroom At 1,200 Square Feet
One Preparatory Laboratory At 400 Square Feet
One Chemical Storage Area At 200 Square Feet
One Departmental Office At 300 Square Feet
One Plant and Animal Area At 200 Square Feet

>>>> Classrooms: Business Education:

* * Typing and Keyboarding:
One At 1,800 Square Feet
* * Accounting:
One At 1,200 Square Feet
* * Office Practice and Typing II:
One At 1,800 Square Feet
* * Practice Laboratory:
One At 300 Square Feet
* * Departmental Office:
One At 100 Square Feet
* * Storage:
One At 100 Square Feet

>>>> Classrooms: Consumer Homemaking:

* * Foods Laboratory:
One At 1,400 Square Feet
* * Clothing Station:
One At 1,400 Square Feet
* * Foods Storage:
One At 150 Square Feet
* * Changing-Restroom Area:
One At 50 Square Feet
* * Laundry Space Station:
One At 50 Square Feet
* * Departmental Office:
One At 150 Square Feet

>>>> Classrooms: Industrial Technology:

"continued"

* * Furniture and Cabinet Construction:
One Station At 3,000 Square Feet

* * Finishing Room for Painting and Staining:
One Station At 500 Square Feet

* * Woods Storage:
One Station At 200 Square Feet

* * Metals and Welding:
One Station At 2,400 Square Feet

* * Drafting:
One Station At 1,200 Square Feet

* * Metals Shop and Welding Area:
One Station At 2,400 Square Feet

* * Project Storage:
One Area At 300 Square Feet

* * Departmental Office:
One Area At 200 Square Feet

>>>> Classrooms: Music Education:

* * Instrumental Rehearsal Area:
One Station At 1,900 Square Feet

* * Vocal Rehearsal Area:
One Station At 1,500 Square Feet

* * Music Theory Classroom:
One Station At 800 Square Feet

* * Individual Practice Areas:
Eight At 50 Square Feet

* * Ensemble Practice Areas:
Two At 300 Square Feet

* * Instrument Storage Area:
One At 400 Square Feet

* * Uniform Storage Area:
One At 250 Square Feet

* * Music Library and Tape Room:
Two Stations: Total: 350 Square Feet

* * Department Office:
One Room At 300 Square Feet

>>>> Classrooms: Art Education:

* * Painting and Drawing Studio Room:
One Area At 1,600 Square Feet

* * Ceramics and Crafts:
One Area At 1,200 Square Feet

* * Kiln-Drying Area:
One Station At 250 Square Feet

* * Storage:
One Area At 200 Square Feet

* * Darkroom:
One Station At 350 Square Feet

* * Department Office:
One At 150 Square Feet

>>>> Instructional Stations: Health and Physical Education

* * Health Education Classroom:
One Station At 1,000 Square Feet

* * Gymnasiums:
Three Stations at 600 Square Feet Each

* * Wrestling and Physical Education Suite:
One Station At 2,700 Square Feet

* * Lockerrooms and Office Both Boys and Girls:
Two Areas At 4,200 Square Feet Each

* * Weight Room (Co-Educational):
One Station At 1,000 Square Feet

* * Gymnasium Storage:
One Area At 1,500 Square Feet

PLEASE NOTE: The Gymnasium Suite would consist of three (3) regulation-size basketball courts that can be sub-divided into three (3) separate areas for instructional purposes and/or athletic activities complete with seating.

>>>> Food Service: The Food Service Suite will accomodate 300 students per setting --- with a total of three settings scheduled each day. A total of 4,200 square feet has been dedicated for the food service area. A total of 2,400 square feet has been ear-marked for the kitchen area, the serving area and the storage area. The Food Service Arena has been planned to service 900 students daily, 300 young people a setting times three daily settings.

>>>> Supportive Staff: High School Offices:

* * High School General Office:
One Area At 600 Square Feet

* * Principal's Office:
One Area At 250 Square Feet

* * Assistant Principal's Office:
One Area At 200 Square Feet

* * Activities Director Office:
One Station At 200 Square Feet

* * School Social Worker's Office:
One Station At 150 Square Feet

* * General Office:
One Station At 150 Square Feet

* * Conference Room:
One Area At 200 Square Feet

* * Work Room:
One Station At 400 Square Feet

* * Nurse's Office:
One Station At 300 Square Feet

* * Off-Set Printing Station and Storage Area:
Total: 850 Square Feet

>>>> Supportive Staff: District Office:

* * District Receiving and Reception Office:
One Station At 400 Square Feet

* * Office of the Superintendent:
One Station At 300 Square Feet

* * Office of the Assistant Superintendent:
One Station At 200 Square Feet

* * Office of the Business Accountant-Manager:
One Station At 250 Square Feet

* * Board Room and Conference Area:
One Station At 800 Square Feet

* * Storage Area:
One Area At 300 Square Feet

>>>> Supportive Education: Community Education:

* * Community Education General Office:
One Are At 250 Square Feet

* * Office of the Director:
One Station At 150 Square Feet

* * Storage Area:
One Area At 100 Square Feet

* * Senior Citizen Room:
One Station At 1,000 Square Feet

* * Kitchen Area:
One Area At 100 Square Feet

* * Storage Area:
One Area At 100 Square Feet

>>>> Supportive Education: Guidance and Counseling:

* * General Office and Library:
One Office At 500 Square Feet

* * Office of the Counselors:
Two Offices At 150 Square Feet Each

* * Files and Storage Are:
One Area At 150 Square Feet

* * Conference Area:
One Station At 150 Square Feet

>>>> Professional Staff Support Areas:

* * Staff Dining Area:
One Station At 400 Square Feet

* * Textbook Storage:
One Area At 300 Square Feet

* * Staff Work Room:
One Station At 200 Square Feet

PLEASE NOTE: The Above Stations Will Be Located At Different Sites Within The New High School Building!

>>>> Supportive Services: Special Education:

* * General Classroom:
One Station At 900 Square Feet

* * Specialized Classrooms: e.g. LD - EMH
Four Stations At 450 Square Feet Each

* * Resource Center:
One Station At 200 Square Feet

* * Film Storage:
One Area At 100 Square Feet

* * Conference Room:
One Station At 100 Square Feet

>>>> Supportive Instructional-Community Area:

* * Auditorium
12,600 Square Feet - Complete With Seating For 450. Includes Stage Area, Dressing Rooms, and restrooms among other fixtures.

>>>> Supportive: Mechanical:

* * Boiler Room / One Area At 1,500 Square Feet

* * Receiving Room / One Area At 1,200 Square Feet

* * Electrical Switchgear / One Station At 200 Square Feet

>>>> Library Media Center <<<<

10,400 Total Square Feet

* *	One Reading Suite	5,400 Square Feet
* *	One Book-Magazine Circulation Area	500 Square Feet
* *	One Media Office-Work Site	400 Square Feet
* *	One Book Storage Area	200 Square Feet
* *	One Audio-Visual Storage Area	350 Square Feet
* *	One Staff Development Room	300 Square Feet
* *	Four Conference Stations	100 Square Feet Each
* *	One Periodical Storage Area	150 Square Feet
* *	One Two-Way Interactive TV Studio	800 Square Feet
* *	One Control Room	150 Square Feet
* *	One Computer Laboratory	900 Square Feet
* *	One Equipment Storage Area	50 Square Feet

Anticipated Total Costs for the Construction of a New 9 "thru"12 High School will be as Follows:

-1-	High School Program Space(s)	
	164,600 Square Feet At $68.00 A Sq. Ft.	$11,193,000
	Includes 42 Instructional and/or Departmental Classroom Stations	
-2-	Outdoor Facilities Include:	
	An All-Weather Running Track and Lighted Football Field	348,000
	Facilities For Physical Education, Recreation Baseball and Softball Fields	154,000
	Four Tennis Courts At $22,000.00 Per Court	88,000
	Sub-Total	$11,783,000
-3-	Architectual - Engineering Fees	825,000
	Construction Total	$12,608,000
-4-	Other Costs	
	Loose Equipment	$ 329,000
	1% /Soil Tests/Survey/Fiscal/Legal Fees	123,000
	2% Of Construction For Coningency	246,000
	Total Other Costs	$ 698,000
	New 9"thru" High School Total	$13,306,000
	Present High School Renovation Project Into a 3 "thru" 6 Elementary School	$ 1,820,000
	Project Total Excluding Pool and Ice Arena	$15,126,000

The School Board has elected to introduce an ice arena and a swimming pool as optional educational and recreational

facilities and, will "not" be interwoven as part of the bond issue. The swimming pool and the ice arena will stand alone on the ballot.

Preliminary statistics and figures referencing a pool and arena are as follows:

POOL:

Six Lane Pool (non-metric) with Locker Rooms: 12,000 Square Feet @ $90.00 A Sq. Ft.	1,080,000
7% Architectual - Engineering Fees	76,000
Total	1,156,000

Please Note: A Cost Figure for the Maintenance of the Pool is Not Calculated.

ICE ARENA:

25,000 Square Foot Permanent Building: @ $36.00 A Square Foot	900,000
Twelve Month Ice Sheet w/Equipment:	515,000
7% Architectual - Engineering Fees	99,000
Total	1,514,000

Total Project Calculation

1. New Construction and Renovation of the Present High School Into a 3 "thru" 6 Elementary School. $1,820,000.00

2. The Construction of a New 9 "thru" 12 High School Complete with Outdoor Education, Recreation and Athletic Facilities. $ 13,306,000.00

3. The Cost of the Above Combined Projects would be $15,126,000.

4. The Cost of the Total Project with Pool and Arena would be $17,796,000.

Total $ 18,493,000

The St. Michael-Albertville School District is solvent. Outstanding bonded indebtedness as of June 30, 1989, is: $3,195,000. The gross bonding capacity of District 885 Schools is approximately $15,000,000. The net bonding capacity of District 885 Schools is roughly $11,805,000. The proposed bond election issue referendum is: $15,126,000. However, the School District must look to the Legislature for a sizeable "capital" loan to enable the School District to realistically vote favorably on the issue. St. Michael-Albertville is driven by property taxes; industry is lacking thus its tax base is narrow is scope.

With regard to added operating costs, the proposed projects will involve the addition of custodial and secretarial personnel of approximately $45,000.00. The School District is not experiencing problems in meeting its obligations in the maintenance funds, it is anticipated that this added cost can be absorbed completely without there being a need for additional levy referendums.

PROPOSED TIME TABLE

Bond Election Issue

Tuesday, October 3, 1989

Commencement of Construction - Spring of 1987

- Depends Upon A Capital Loan Granted This Fall -

Completion and Occupancy - Fall of 1991

The The School Board of Independent School District #885, St. Michael-Albertville Public School, St. Michael, Minnesota, has directed a considerable amount of time and energy in planning for this proposed bond election issue referendum. This report has attempted to illustrate and demonstrate the need for the proposed bond election issues in order to more effectively address current and future enrollment demands. The enrollment of District 885 is growing by leaps and bounds. Also, it is imperative District #885 address needed classroom space(s) to address instructional programs that address State and Federal mandated directives required of public schools receiving funding for those programs. In addition, other programatic facilities are needed to best serve the needs of the young people in attendance. It is the desire of the School Board that this position statement be reviewed and granted a favorable review by appropriate authorities with the State Department of Education.

If there are any questions, or if additional information is required by your office, please feel free to contact Mario De Matteis, St. Michael-Albertville Public Schools, St. Michael, Minnesota 55376. 612-497-3180.

Thank you for your time and consideration.

Ehlers and Associates, Inc.
LEADERS IN PUBLIC FINANCE

Independent School District No. 885

(St. Michael/Albertville), MN

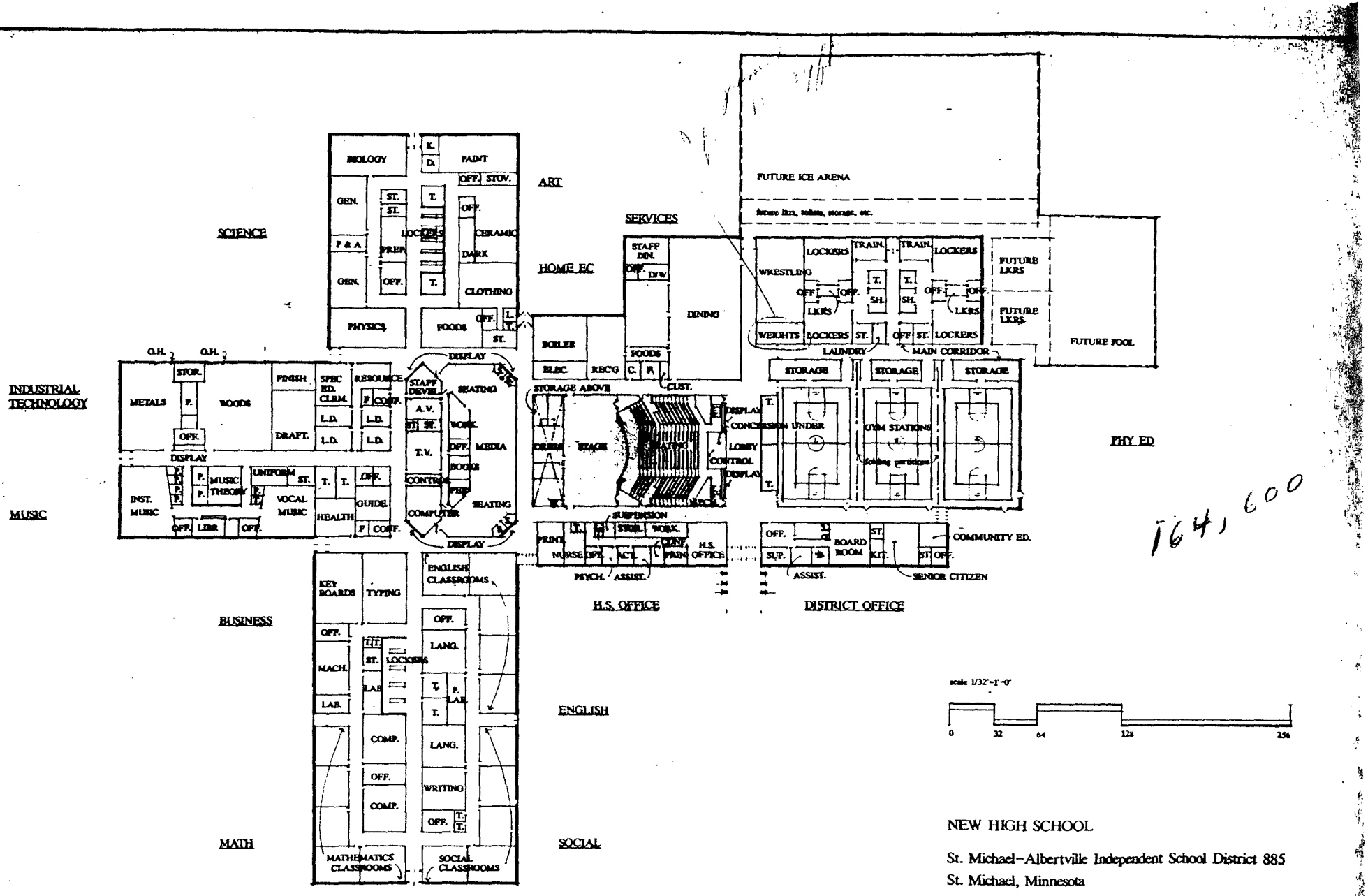
Maximum Effort Loan Calculation

Adjusted gross tax capacity	$3,768,333
Times 197%	X 1.97
Debt needed to qualify	$7,423,616
Less existing debt as of 7/1/91	(2,860,000)
Additional debt needed to qualify	$4,563,616
Rounded up to nearest $5,000	$4,565,000

Proposed construction, contingency, fees:

New high school and conversion	$15,126,000
Less investment earnings (on bonds)	(270,000)
	$14,856,000
Plus discount allowance on $4,565,000 bonds	89,000
Total, new high school and conversion	$14,945,000
Less District's bonds (see above)	(4,565,000)
Capital loan request:	
New high school and conversion	$10,380,000
Swimming pool	1,156,000
Arena	1,514,000
Total capital loan request	$13,050,000

OFFICES IN MINNEAPOLIS AND WAUKESHA
2950 Norwest Center • 90 South Seventh Street • Minneapolis, MN 55402-4100 • 612-339-8291 • FAX 612-339-0854



164,600

NEW HIGH SCHOOL

St. Michael–Albertville Independent School District 885
St. Michael, Minnesota

Capacity:
With Addition -
32 Classrooms x 25 Students - 800 Students
(Does Not Include Computer Classroom)

Conversion of St.Michael - Albertville High School to Elementary School - PLAN # 2

St.Michael - Albertville
Independent School District # 885
St.Michael, Minnesota

4

COMMENTS

OSAKIS SCHOOL DISTRICT

1. The program consists of new construction plus renovation to form a K-12 school with 341 students. The program was confirmed with Mr. Mike Walijarvy, Project Architect. There is to be 97,815 s.f. of new building and 54,000 s.f. of renovated space, and 30,000 s.f. will be demolished. The original program has been modified. There will be no swimming pool, although the locker rooms will remain. Renovation of the tanks will be separately funded and are not considered a part of this project.

2. The land acquisition cost is confirmed at -0- not $90,000, as originally described. Five acres of property will be developed at $40,000/acre and no off-site utilities are required.

3. The demolition and remodel budget are adjusted only for the tank costs. Without being familiar with the remodel requirements, we could not comment further.

4. Total estimated project costs are $8,609,980. The project budget is capped at $8,254,493 with the State funds available of $4,500,000. Cost reductions of $355,487 are necessary for budget maintenance. A high square foot per student ratio exists in the current program, justifying a reduction of gross square footage 8,012 square feet of new construction.

APPENDIX IV.
BUILDING PLANS

The following space will be provided in the Osakis School District building project:

1. Sixteen Elementary Classrooms - 900 sq ft each
2. One Early Childhood Development Classroom - 1300 sq ft
3. One Junior Kindergarten - 1300 sq ft
4. One Kindergarten - 1300 sq ft
5. Special Education Space:
    a. LD Classroom - 480 sq ft
    b. Chapter 1 Classroom - 480 sq ft
    c. Speech Classroom - 480 sq ft
    d. Special Education Office - 120 sq ft
    e. Special Education Conference Room - 315 sq ft
6. Elementary, High School & Public Media Center - 7624 sq ft
7. Multi-Purpose Room - 1200 sq ft
8. Elementary Art Room - 1500 sq ft
9. Elementary Music Room - 1340 sq ft
10. Elementary Computer Room - 880 sq ft
11. High School Computer Room - 1000 sq ft
12. Two Interactive TV Studios - 433 sq ft
13. Material Storage - 440 sq ft
14. Staff Work Room - 600 sq ft
15. Nurse's Station - 500 sq ft
16. Staff Toilets - 300 sq ft
17. Administrative Office Area - 2180 sq ft
    (Includes General Office, Workroom, High School & Elementary Principals' Offices, Bookkeeper's Office, Superintendent's Office & Board Room)
18. Student Toilets - 890 sq ft
19. Two Conference Rooms - 108 sq ft
20. Custodial Storage - 2380 sq ft
21. Gymnasium - 12,500 sq ft
22. Outdoor Elementary & High School Physical Education
~~23. Swimming Pool - 6 Lane - 6825 sq ft~~
~~24. Locker Rooms - 5730 sq ft~~
25. Large Group/Small Gymnasium Remodeling

V. COOPERATIVE EFFORTS

Osakis School District 213 is currently cooperating with Alexandria and Sauk Centre to provide programs and services to our student population. Teachers are shared with both districts. Osakis and Sauk Centre provide some cooperative sports programs. Students from Osakis who need an alternative school plan can attend the Runestone Area Learning Center in Alexandria.

Special Education services are provided to district students via the Runestone Special Education Cooperative, headquartered in Alexandria. The Osakis School District also joined the Runestone Education District, which involves the districts of Alexandria, Glenwood, Villard, Starbuck, Brandon, and Evansville.

The Central Minnesota Educational Telecommunications System (CMETS) will provide interactive television to Osakis, Sauk Centre, Melrose, and Albany beginning with the 1989 - 1990 school year. Osakis High School students may enroll in a variety of advanced and special courses offered through this TV system.

These cooperative efforts with neighboring school districts allow us to provide District 213 students with needed special and support services. Our district is strong. We don't envision open enrollment reducing our student population: Members of the Osakis and Alexandria school boards have met, and District 206 (Alexandria) facilities cannot accommodate Osakis students. Long distances make it impractical to send students to Long Prairie or Sauk Centre. Even so, our district provides our students with strong academic, extra-curricular, and support services within their home community.

VI. DESCRIPTION OF CONSTRUCTION

Generally the construction of a K-6 addition to the Osakis Public Schools will consist of a two-story addition, the lower floor of which is slab on grade. This addition will take advantage of the existing sloping site. There will be no basement. The existing high school building is a multi-story building, and the interconnections between this building and the new building will be accomplished by stairs, ramps, and an elevator for handicapped accessibility.

Footings will be reinforced concrete with concrete block foundation walls with load-bearing concrete block walls and exterior face brick. The exterior masonry walls will be cavity wall construction with rigid insulation between the brick and concrete block. Load-bearing interior walls will be concrete block, as will the non-load-bearing walls. The floor structure of the second floor will be precast concrete plank with a structural concrete topping. The roof structure shall consist of steel bar joists, metal deck, rigid insulation, and a single-ply membrane waterproofing system.

Interior floor finishes will consist of carpeting in the classrooms and corridors and ceramic tile or quarry tile in the entries and toilet room areas. Ceilings will be lay-in acoustical tile, with fluorescent lighting throughout the project.

Exterior work is planned to include the demolition of the 1915 building, the required grading, the placement of concrete sidewalks and concrete curb, and an asphalt bus entry driveway.

The construction is anticipated to be accomplished in phases. The initial construction will provide for the new building (classrooms, gymnasium, special education rooms, kindergarten rooms, library, etc.). Once this construction is completed and occupied, the 1915 building will be razed and the balance of the construction (pool and locker rooms) will be completed. In this way it is hoped that our students' education can be accomplished with a minimum of disturbance. This phased construction can occur with a minimum of financial cost.

NEW CONSTRUCTION

The following space will be provided in the new construction. For detailed program review, see the attached program research material developed by the Architect and the Osakis Staff and Administration. (See enclosed booklet)

1. Twelve Elementary Classrooms - 900 sq ft each
2. One Early Childhood Development Classroom - 1300 sq ft
3. One Junior Kindergarten - 1300 sq ft
4. One Kindergarten - 1300 sq ft
5. Special Education Space:
    a. LD Classroom - 480 sq ft
    b. Chapter One Classroom - 480 sq ft
    c. Speech Classroom - 480 sq ft
    d. Special Education Office - 120 sq ft
    e. Special Education Conference Room - 315 sq ft
6. Elementary & High School & Public Media Center - 7624 sq ft
7. Multi Purpose Room - 1200 sq ft
8. Elementary Art Room - 1500 sq ft
9. Elementary Music Room - 1340 sq ft
10. Elementary Computer Room - 880 sq tf
11. High School Computer Room - 1000 sq ft
12. Two Television Production Studios - 433 sq ft
13. Material Storage - 440 sq ft

14. Staff Work Room - 600 sq ft
15. Nurse's Station - 500 sq ft
16. Staff Toilets - 300 sq ft
17. Administrative Office Area (including General Office, Workroom, High School & Elementary Principals', Bookkeeper's, Superintendent's, and Board Room) - 2180 sq ft
18. Student Toilets - 890 sq ft
19. Two Conference Rooms - 108 sq ft
20. Custodial Storage - 2380 sq ft
21. Gymnasium - 12,500 sq ft
22. Swimming Pool - 6 Lane - 6825 sq ft
23. Locker Rooms - 5730 sq ft

OUTDOOR ATHLETIC FACILITIES

To expand the acreage available to the school building site, the district is planning to develop a separate outdoor athletic facility on 17 acres which will be purchased. Facilities to be placed at this site will include two softball fields, a baseball field, a football field with a track, bleachers, and off- street parking.

SITE SIZE

The present school site is approximately 5 acres. An additional 40 acres adjacent to the present school site will be purchased. As houses become available around the new facility, some of them will be purchased to further enlarge the school site.

CAPITAL EXPENDITURE

New construction (including classrooms, kindergartens, gymnasium, library, special education classrooms, computer labs, offices, locker rooms, and mechanical rooms)	$6,356,800.00
Outdoor athletic fields and site work	$496,600.00
Remodeling (including the auditorium, code compliance, existing gym, and demolitions)	$1,040,000.00
Miscellaneous (including equipment, roof repairs, fees, and contingencies)	$1,017,159.00
Pool	$682,000.00
TOTAL ESTIMATED COST	$9,582,000.00

ESTIMATED ANNUAL OPERATING COST

The new addition consists of 98,00000 gross new square feet X $.981 per square foot per year (*1) =	$96,138.00
The savings associated with the removal of the 1915 building would be:	
33,548 square feet demolished X $.981 per s. f. per year =	$32,911.00
Net increase in estimated annual operating cost =	$63,227.00

It is the architect's opinion that the estimated increased annual operating cost represents a conservative maximum since, typically, older buildings have higher-than-average annual operating costs and new buildings have lower-than-average annual operating costs.

(*1) Estimated Annual Operating Cost is based on current facility operating cost per square foot.

ENERGY EFFICIENCY AND EFFECTIVENESS

All new construction will be designed to meet or exceed the State Energy Code. Insulation will be provided in the cavity wall construction and around the exterior of the building down to the footing elevation. Substantial insulation (up to R30) will be provided in the roof construction assembly. Exterior door systems will involve energy efficient weatherstripping, thermally broken aluminum door frames or insulated doors, and insulated glass. Exterior windows will be thermally broken aluminum frames with insulated glass.

The existing Mechanical Room, which is located in the 1915 building and which includes the original boilers, will be entirely removed and a new boiler system provided. The mechanical system will be designed to be an energy efficient system utilizing current technology for heat generation and distribution. Tempered air will be delivered individually to separate rooms through a variable air volume system, controlled by individual room thermostats. Generally interior lighting will be efficient fluorescent lighting or, in the gym, high intensity discharge lighting. Estimated annual energy costs for the new buildings are calculated as follows:

83,400 new square feet X $.53 per square foot per year =	$51,940.00 per year
33,548 square feet demolished X $.53 per s.f. per year =	$17,780.00 savings per year
Net increase in estimated annual energy costs =	$34,160.00

The cost per square foot associated with annual energy costs is based on current energy utilization being monitored in 36 Minnesota Public Schools. It is the architect's opinion that the average used in these calculations is correct. But, since the energy utilization in a new high efficient building will be less than the average and the energy utilization in 1915 building will be higher than average, the referenced $34,160.00 "net cost" per year represents a conservative high maximum figure. It is the architect's opinion that the extra cost associated with operating the new facility will be appreciably less than this figure.

ESTIMATED DATE OF CONSTRUCTION

The District is undertaking to secure a Minnesota State Maximum Effort Loan. The district, if it secures this loan, would be able to proceed with the project, probably in March, 1990. If this schedule is correct, bidding and construction would occur in the fall of 1990. Completion would be scheduled for fall of 1991.

VII. EXISTING FACILITIES THAT OFFER THE SAME OR SIMILAR SERVICES

The Long Range Planning Committee has explored the area for a viable alternative to replacing the current elementary facility. There is one small K - 6 parochial school in Osakis which serves 65 day students. However, that facility is inadequate for any use by the public school system due to its limited space in available classrooms and gymnasiums. No other facility appropriate for educational use exists in the Osakis District. This proposed building project would improve existing facilities and services to the area.

VIII. BENEFIT TO THE AREA

The new school addition and athletic complex would provide educational space to serve the needs of the pre K - 12 population. It also would enhance opportunities for the Osakis community by providing a modern facility for high school and community athletics, as well as a high tech media center open to the public after school hours. A pool would not only allow us to teach swimming to our students, but to pre-schools and adults as well. The fine arts auditorium would take away the conflict for auditorium use between athletics and the fine arts and provide a good environment for their productions.

Currently, some classes are held in substandard conditions. With the proposed building addition, all students would be educated in modern facilities geared to meet their needs well into the next century. New spaces would meet fire codes, life safety codes, and state building codes. Older facilities in the district would be eliminated (except for a small 1942 section of the Junior/ Senior high building), thus reducing maintenance and repair costs, improving the atmosphere for learning, eliminating noise and developing pride in the community.

IX. RELATIONSHIP OF PROPOSAL TO DISTRICT PRIORITIES

The Long Range Planning Committee that proposed this building project represented a cross-section of Osakis people including government personnel, business men and women, farmers, parents, community organizers, senior citizens, and school personnel. This group, by concensus, agreed that new elementary school facilities were a top priority for the community. The School Board listed this priority as a district goal more than 18 months ago.

With our prime location along the I-94 corridor and the onset of open enrollment, the Osakis School Board and Long Range Planning Committee jointly felt the need to replace the 1915 building in order for District 213 to remain a viable educational option for current and future residents of the Osakis area.

X. MANNER AND AVAILABILITY OF FINANCING

The district proposes to finance this facilities' improvement program by a combination of a construction bond issue and/or a loan from the Farmers Home Administration, plus a Maximum Effort Loan. (See Appendices IV-VIII, Pages 12-21.) The Maximum Effort Capital Loan will be for $5,897,574.00. The bond issue/Farmers Home Administration loan will be for $3,684,426.00. The district's current debt is $270,000.00. The latter two figures are well within our debt limit as determined by M.S. 475.53.

XI. DESEGREGATION REQUIREMENT COMPLIANCE

There are no desegregation requirements for District No. 213. District No. 213 does, however, operate an equal opportunity school district and is in compliance with requirements of laws pertaining to human and civil rights.

APPENDIX I

OSAKIS PUBLIC SCHOOLS' ENROLLMENT INFORMATION

Enrollment Averages

Year	Average # of Students
1978-79	727
1979-80	718
1980-81	708
1981-82	675
1982-83	631
1983-84	615
1984-85	599
1985-86	603
1986-87	596
1987-88	612
1988-89	628

Projected Averages (Using current census)

1989-90	653
1990-91	682
1991-92	676
1992-93	659
1993-94	656

Current Enrollment by Grade (as of 9-1-89)

Osakis Public Schools		St. Agnes
Jr. Kdg. - 9	Grade 7 - 45	
Kdg. - 41	Grade 8 - 56	Kdg. - 12
Grade 1 - 45	Grade 9 - 53	Grade 1 - 12
Grade 2 - 53	Grade 10 - 63	Grade 2 - 3
Grade 3 - 45	Grade 11 - 51	Grade 3 - 13
Grade 4 - 42	Grade 12 - 51	Grade 4 - 8
Grade 5 - 47		Grade 5 - 8
Grade 6 - 52		Grade 6 - 8
TOTAL - 334	TOTAL - 319	TOTAL - 64

Total K - 12 653

Projected Enrollments

Year	
1989-90	**653**
1990-91	**682**
1991-92	676
1992-93	659
1993-94	656
1994-95	675
1995-96	693
1996-97	706
1997-98	710
1998-99	714
2000	716
2005	728
2010	744

(Figures according to Douglas/Todd County demographics projections)

APPENDIX II

COUNTY TRENDS for 1985 - 2010

Todd County

Ages	'85-90	'90-95	'95-2000	'00-05	'05-10
0-4	+ 5%	+ 1%	+ .7%	+ .6%	-1.5%
5-9	- 7%	+ 4%	+ .5%	- .1%	- .44%
10-14	+13%	- 7%	+3.5%	- .7%	- .6%
15-19	- 4%	+11.5%	-7%	+3%	- .8%

Douglas County

0-4	+ 9%	+ .8%	-1%	+2%	+5.7%
5-9	+10%	+ 8.7%	+ .05%	-2%	+1.8%
10-14	+18%	+ 8.5%	+8%	-1.6%	-2.8%
15-19	- 5%	+12.5%	+9.5%	+6.6%	-2.1%

Total for Both Counties

0-4	+ 7%	+ 9%	0%	+4%	+4%
5-9	+ 2%	+ 4.5%	+ .2%	-1%	+1%
10-14	+16%	+ 1%	+5%	-1%	-2.4%
15-19	- 5%	+12%	+2%	+4.75%	-1.5%

APPENDIX III

ANNUAL DEBT SERVICE
(Figures dated 8/23/89)

Osakis School District
$1,715,000 SchoolBuilding Bonds & $2,000,000 FmHA Loan

COMBINED DEBT SERVICE

DATE	PRINCIPAL	COUPON	INTEREST	PERIOD TOTAL	FISCAL TOTAL	PRIOR D/S	COMBINED FISCAL TOTAL
2/ 1/91	40,000.00	6.300000	122,757.50	162,757.50	162,757.50	150,000.00	312,757.50
2/ 1/92	45,000.00	6.400000	120,237.50	165,237.50	165,237.50	148,437.50	313,675.00
2/ 1/93	50,000.00	6.500000	117,357.50	167,357.50	167,357.50	151,875.00	319,232.50
2/ 1/94	50,000.00	6.600000	114,107.50	164,107.50	164,107.50	150,000.00	314,107.50
2/ 1/95	55,000.00	6.700000	110,807.50	165,807.50	165,807.50	148,125.00	313,932.50
2/ 1/96	60,000.00	6.800000	107,122.50	167,122.50	167,122.50	151,250.00	318,372.50
2/ 1/97	60,000.00	6.900000	103,042.50	163,042.50	163,042.50	149,062.50	312,105.00
2/ 1/98	65,000.00	6.950000	98,902.50	163,902.50	163,902.50	146,875.00	310,777.50
2/ 1/99	70,000.00	7.000000	94,385.00	164,385.00	164,385.00	149,687.50	314,072.50
2/ 1/ 0	75,000.00	7.100000	89,485.00	164,485.00	164,485.00	147,187.50	311,672.50
2/ 1/ 1	80,000.00	7.150000	84,160.00	164,160.00	164,160.00	149,687.50	313,847.50
2/ 1/ 2	85,000.00	7.200000	78,440.00	163,440.00	163,440.00	146,875.00	310,315.00
2/ 1/ 3	95,000.00	7.250000	72,320.00	167,320.00	167,320.00	149,062.50	316,382.50
2/ 1/ 4	100,000.00	7.300000	65,432.50	165,432.50	165,432.50	150,937.50	316,370.00
2/ 1/ 5	110,000.00	7.350000	58,132.50	168,132.50	168,132.50	147,500.00	315,632.50
2/ 1/ 6	115,000.00	7.350000	50,047.50	165,047.50	165,047.50	149,062.50	314,110.00
2/ 1/ 7	125,000.00	7.400000	41,595.00	166,595.00	166,595.00	150,312.50	316,907.50
2/ 1/ 8	135,000.00	7.400000	32,345.00	167,345.00	167,345.00	151,250.00	318,595.00
2/ 1/ 9	145,000.00	7.400000	22,355.00	167,355.00	167,355.00	146,875.00	314,230.00
2/ 1/10	155,000.00	7.500000	11,625.00	166,625.00	166,625.00	147,500.00	314,125.00
2/ 1/11						147,812.50	147,812.50
2/ 1/12						147,812.50	147,812.50
2/ 1/13						147,500.00	147,500.00
2/ 1/14						151,875.00	151,875.00
2/ 1/15						150,625.00	150,625.00
2/ 1/16						149,062.50	149,062.50
2/ 1/17						147,187.50	147,187.50
2/ 1/18						150,000.00	150,000.00
2/ 1/19						152,187.50	152,187.50
2/ 1/20						148,750.00	148,750.00
	1,715,000.00		1,594,657.50	3,309,657.50		4,474,375.00	7,784,032.50
ACCRUED							
	1,715,000.00		1,594,657.50	3,309,657.50		4,474,375.00	7,784,032.50

DATED 2/ 1/90 WITH DELIVERY OF 2/ 1/90
BOND YEARS 21,870.000
AVERAGE COUPON 7.292
AVERAGE LIFE 12.752
N I C % 7.369947 % USING 99.0000000

Prepared by Evensen Dodge, Inc.

RUNDATE: 08-23-1989 @ 09:45:40 FILENAME: OSAKIS KEY: NEW

$2,000,000
FmHA Loan at 6.25%
Osakis School District

DEBT SERVICE SCHEDULE

DATE	PRINCIPAL	COUPON	INTEREST	PERIOD TOTAL	FISCAL TOTAL
2/ 1/91	25,000.00	6.250000	125,000.00	150,000.00	150,000.00
2/ 1/92	25,000.00	6.250000	123,437.50	148,437.50	148,437.50
2/ 1/93	30,000.00	6.250000	121,875.00	151,875.00	151,875.00
2/ 1/94	30,000.00	6.250000	120,000.00	150,000.00	150,000.00
2/ 1/95	30,000.00	6.250000	118,125.00	148,125.00	148,125.00
2/ 1/96	35,000.00	6.250000	116,250.00	151,250.00	151,250.00
2/ 1/97	35,000.00	6.250000	114,062.50	149,062.50	149,062.50
2/ 1/98	35,000.00	6.250000	111,875.00	146,875.00	146,875.00
2/ 1/99	40,000.00	6.250000	109,687.50	149,687.50	149,687.50
2/ 1/ 0	40,000.00	6.250000	107,187.50	147,187.50	147,187.50
2/ 1/ 1	45,000.00	6.250000	104,687.50	149,687.50	149,687.50
2/ 1/ 2	45,000.00	6.250000	101,875.00	146,875.00	146,875.00
2/ 1/ 3	50,000.00	6.250000	99,062.50	149,062.50	149,062.50
2/ 1/ 4	55,000.00	6.250000	95,937.50	150,937.50	150,937.50
2/ 1/ 5	55,000.00	6.250000	92,500.00	147,500.00	147,500.00
2/ 1/ 6	60,000.00	6.250000	89,062.50	149,062.50	149,062.50
2/ 1/ 7	65,000.00	6.250000	85,312.50	150,312.50	150,312.50
2/ 1/ 8	70,000.00	6.250000	81,250.00	151,250.00	151,250.00
2/ 1/ 9	70,000.00	6.250000	76,875.00	146,875.00	146,875.00
2/ 1/10	75,000.00	6.250000	72,500.00	147,500.00	147,500.00
2/ 1/11	80,000.00	6.250000	67,812.50	147,812.50	147,812.50
2/ 1/12	85,000.00	6.250000	62,812.50	147,812.50	147,812.50
2/ 1/13	90,000.00	6.250000	57,500.00	147,500.00	147,500.00
2/ 1/14	100,000.00	6.250000	51,875.00	151,875.00	151,875.00
2/ 1/15	105,000.00	6.250000	45,625.00	150,625.00	150,625.00
2/ 1/16	110,000.00	6.250000	39,062.50	149,062.50	149,062.50
2/ 1/17	115,000.00	6.250000	32,187.50	147,187.50	147,187.50
2/ 1/18	125,000.00	6.250000	25,000.00	150,000.00	150,000.00
2/ 1/19	135,000.00	6.250000	17,187.50	152,187.50	152,187.50
2/ 1/20	140,000.00	6.250000	8,750.00	148,750.00	148,750.00
	2,000,000.00		2,474,375.00	4,474,375.00	
ACCRUED					
	2,000,000.00		2,474,375.00	4,474,375.00	

DATED 2/ 1/90 WITH DELIVERY OF 2/ 1/90
BOND YEARS 39,590.000
AVERAGE COUPON 6.250
AVERAGE LIFE 19.795
N I C % 6.250000 % USING 100.0000000

Prepared by Evensen Dodge, Inc.

RUNDATE: 08-23-1989 @ 09:39:52 FILENAME: OSAKIS KEY: fmha

$1,715,000
Osakis School District
Uses Delphis Hanover "Baa1" Scale for Close: August 22, 1989

DEBT SERVICE SCHEDULE

DATE	PRINCIPAL	COUPON	INTEREST	PERIOD TOTAL	FISCAL TOTAL
2/ 1/91	40,000.00	6.300000	122,757.50	162,757.50	162,757.50
2/ 1/92	45,000.00	6.400000	120,237.50	165,237.50	165,237.50
2/ 1/93	50,000.00	6.500000	117,357.50	167,357.50	167,357.50
2/ 1/94	50,000.00	6.600000	114,107.50	164,107.50	164,107.50
2/ 1/95	55,000.00	6.700000	110,807.50	165,807.50	165,807.50
2/ 1/96	60,000.00	6.800000	107,122.50	167,122.50	167,122.50
2/ 1/97	60,000.00	6.900000	103,042.50	163,042.50	163,042.50
2/ 1/98	65,000.00	6.950000	98,902.50	163,902.50	163,902.50
2/ 1/99	70,000.00	7.000000	94,385.00	164,385.00	164,385.00
2/ 1/ 0	75,000.00	7.100000	89,485.00	164,485.00	164,485.00
2/ 1/ 1	80,000.00	7.150000	84,160.00	164,160.00	164,160.00
2/ 1/ 2	85,000.00	7.200000	78,440.00	163,440.00	163,440.00
2/ 1/ 3	95,000.00	7.250000	72,320.00	167,320.00	167,320.00
2/ 1/ 4	100,000.00	7.300000	65,432.50	165,432.50	165,432.50
2/ 1/ 5	110,000.00	7.350000	58,132.50	168,132.50	168,132.50
2/ 1/ 6	115,000.00	7.350000	50,047.50	165,047.50	165,047.50
2/ 1/ 7	125,000.00	7.400000	41,595.00	166,595.00	166,595.00
2/ 1/ 8	135,000.00	7.400000	32,345.00	167,345.00	167,345.00
2/ 1/ 9	145,000.00	7.400000	22,355.00	167,355.00	167,355.00
2/ 1/10	155,000.00	7.500000	11,625.00	166,625.00	166,625.00
	1,715,000.00		1,594,657.50	3,309,657.50	
ACCRUED					
	1,715,000.00		1,594,657.50	3,309,657.50	

DATED 2/ 1/90 WITH DELIVERY OF 2/ 1/90
BOND YEARS 21,870.000
AVERAGE COUPON 7.292
AVERAGE LIFE 12.752
N I C % 7.369947 % USING 99.0000000

Prepared by Evensen Dodge, Inc.

RUNDATE: 08-23-1989 @ 09:29:02 FILENAME: osakis KEY: new

$245,000
Osakis School District
EXISTING DEBT
DEBT SERVICE SCHEDULE

DATE	PRINCIPAL	COUPON	INTEREST	PERIOD TOTAL	FISCAL TOTAL
1/ 1/91	25,000.00	5.100000	13,205.00	38,205.00	38,205.00
1/ 1/92	25,000.00	5.200000	11,930.00	36,930.00	36,930.00
1/ 1/93	30,000.00	5.250000	10,630.00	40,630.00	40,630.00
1/ 1/94	30,000.00	5.300000	9,055.00	39,055.00	39,055.00
1/ 1/95	30,000.00	5.400000	7,465.00	37,465.00	37,465.00
1/ 1/96	35,000.00	5.500000	5,845.00	40,845.00	40,845.00
1/ 1/97	35,000.00	5.600000	3,920.00	38,920.00	38,920.00
1/ 1/98	35,000.00	5.600000	1,960.00	36,960.00	36,960.00
	245,000.00		64,010.00	309,010.00	
ACCRUED					
	245,000.00		64,010.00	309,010.00	

DATED 1/ 1/90 WITH DELIVERY OF 1/ 1/90
BOND YEARS 1,170.000
AVERAGE COUPON 5.471
AVERAGE LIFE 4.776
N I C % 5.470940 % USING 100.0000000

Prepared by Evensen Dodge, Inc.

RUNDATE: 08-23-1989 @ 09:34:14 FILENAME: osakis KEY: existing

APPENDIX IV

SCHEDULE A:
ANNUAL NET PROPERTY TAX IMPACT OF BONDS

TAX RATES: Existing = 108.26% New = 14.83% / Bonds = $3,715,000 30 Years

Property Type = Residential
Tax Capacity Percentages:
first $68,000 2.1
$68,000 to $100,000 2.5
over $100,000 3.3
Non-Homestead 3.5

54% > mut 725

CALCULATIONS FOR HOMESTEAD RESIDENTIAL PROPERTY

Market Value	$20,000	$30,000	$40,000	$60,000	$80,000	$100,000	$125,000	$150,000	$175,000	$200,000	$250,000	$300,00
Gross Tax Capacity	$434.00	$651.00	$868.00	$1,302.00	$1,775.60	$2,275.60	$3,100.60	$3,925.60	$4,750.60	$5,575.60	$7,225.60	$8,875.6
Gross Tax:												
existing tax	$469.85	$704.77	$939.70	$1,409.55	$1,922.26	$2,463.56	$3,356.71	$4,249.85	$5,143.00	$6,036.14	$7,822.43	$9,608.7
new tax	$64.36	$96.54	$128.72	$193.09	$263.32	$337.47	$459.82	$582.17	$704.51	$826.86	$1,071.56	$1,316.2
total tax	$534.21	$801.32	$1,068.42	$1,602.63	$2,185.59	$2,801.04	$3,816.53	$4,832.02	$5,847.51	$6,863.01	$8,893.99	$10,924.9
LESS: Residential Homestead Credit	$288.47	$432.71	$576.95	$725.00	$725.00	$725.00	$725.00	$725.00	$725.00	$725.00	$725.00	$725.0
Total Tax (net of Homestead Credit)	$245.74	$368.61	$491.47	$877.63	$1,460.59	$2,076.04	$3,091.53	$4,107.02	$5,122.51	$6,138.01	$8,168.99	$10,199.9
Increase in Net Tax (NEW)	$29.61	$44.41	$59.21	$193.09	$263.32	$337.47	$459.82	$582.17	$704.51	$826.86	$1,071.56	$1,316.2

CALCULATIONS FOR NON-HOMESTEAD RESIDENTIAL PROPERTY

Market Value	$20,000	$30,000	$40,000	$60,000	$80,000	$100,000	$125,000	$150,000	$175,000	$200,000	$250,000	$300,000
Gross Tax Capacity	$700	$1,050	$1,400	$2,100	$2,800	$3,500	$4,375	$5,250	$6,125	$7,000	$8,750	$10,500
Gross Tax:												
existing tax	$757.82	$1,136.73	$1,515.64	$2,273.46	$3,031.28	$3,789.10	$4,736.38	$5,683.65	$6,630.93	$7,578.20	$9,472.75	$11,367.3
new tax	$103.81	$155.71	$207.62	$311.43	$415.24	$519.05	$648.81	$778.58	$908.34	$1,038.10	$1,297.63	$1,557.1
total tax	$861.63	$1,292.45	$1,723.26	$2,584.89	$3,446.52	$4,308.15	$5,385.19	$6,462.23	$7,539.26	$8,616.30	$10,770.38	$12,924.4

APPENDIX V

SCHEDULE B:
ANNUAL NET PROPERTY TAX IMPACT OF BONDS

TAX RATES: Existing = 85.00% New = 14.83% / Bonds = $3,715,000 30 Years

Property = Homesteaded Agricultural
Tax Capacity Percentages:

first $65,000: HGA	1.75%
excess to 320 acres	1.75%
over 320 acres	1.75%
over $65,000: HGA	2.20%
excess to 320 acres	2.25%
over 320 acres	2.25%

CALCULATIONS FOR HOUSE-GARAGE-ONE ACRE (HGA) - HOMESTEADED AGRICULTURAL PROPERTY
(Subject to Homestead Credit)

Market Value	$20,000	$25,000	$30,000	$35,000	$40,000	$45,000	$50,000	$55,000	$60,000	$65,000	$70,000	$75,000
Gross Tax Capacity	$350.00	$437.50	$525.00	$612.50	$700.00	$787.50	$875.00	$962.50	$1,050.00	$1,137.50	$1,247.50	$1,357.50
							.85%					
Gross Tax:												
existing tax	$297.50	$371.88	$446.25	$520.63	$595.00	$669.38	$743.75	$818.13	$892.50	$966.88	$1,060.38	$1,153.88
new tax	$51.91	$64.88	$77.86	$90.83	$103.81	$116.79	+ $129.76	$142.74	$155.71	$168.69	$185.00	$201.32
total tax	$349.41	$436.76	$524.11	$611.46	$698.81	$786.16	= $873.51	$960.86	$1,048.22	$1,135.57	$1,245.38	$1,355.19
LESS: Residential Homestead Credit	$188.68	$235.85	$283.02	$330.19	$377.36	$424.53	$471.70	$518.87	$566.04	$613.21	$672.50	$725.00
Total Tax (net of Homestead Credit)	$160.73	$200.91	$241.09	$281.27	$321.45	$361.63	$401.82	$442.00	$482.18	$522.36	$572.87	$630.19
Increase in Net Tax (NEW)	$23.88	$29.85	$35.81	$41.78	$47.75	$53.72	$59.69	$65.66	$71.63	$77.60	$85.10	$93.62

APPENDIX VI

CALCULATIONS FOR TOTAL PROPERTY - HOMESTEADED AGRICULTURAL PROPERTY

(Subject to Agricultural Credit)

GROSS TAX CAPACITY FIGURES ARE BASED ON THE PROPERTY'S TOTAL MARKET VALUE AND ACREAGE.

SEE GRID BELOW FOR TAX CAPACITY CALCULATIONS

The grid below contains gross tax capacity information for total property that is, HGA valuation plus the value of agricultural property.

Value of House - Garage and One Acre: $50,000

MARKET VALUE OF LAND

ACRES	$25,000	$50,000	$75,000	$100,000	$125,000	$150,000	$200,000	$250,000	$300,000	$500,000	$750,000	$1,000,000
20	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
50	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
80	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
110	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
140	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
170	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
200	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
230	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
260	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
290	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
320	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
350	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
380	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
410	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
440	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
470	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00
500	$1,362.50	$1,925.00	$2,487.50	$3,050.00	$3,612.50	$4,175.00	$5,300.00	$6,425.00	$7,550.00	$12,050.00	$17,675.00	$23,300.00

APPENDIX VII

ADDITIONAL TAX DUE TO PLANNED ISSUE
(net of Homestead credit and Agricultural Credit)

ACRES	$25,000	$50,000	$75,000	$100,000	$125,000	$150,000	$200,000	$250,000	$300,000	$500,000	$750,000	$1,000,000
20	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
50	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
80	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
110	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
140	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
170	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
200	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
230	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
260	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
290	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
320	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
350	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
380	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
410	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
440	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
470	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46
500	$68.33	$121.72	$175.11	$228.50	$281.88	$335.27	$442.05	$548.82	$655.60	$1,082.70	$1,616.58	$2,150.46

SCHEDULE B1: ANNUAL NET PROPERTY TAX IMPACT OF BONDS (ESTIMATED)

TAX RATES: Existing = 85.00% New = 14.83% / Bonds = $3,715,000 30 Yrs / Property Type = Non-Homesteaded Agricultural

Tax Capacity Percentages:
HGA (House-Garage-One Acre) 2.
Land 2.

CALCULATIONS FOR NON-HOMESTEAD HGA (HOUSE-GARAGE-ONE ACRE)

Market Value	$30,000	$40,000	$50,000	$60,000	$70,000	$80,000	$90,000	$100,000	$120,000	$140,000	$160,000	$180,0
Gross Tax Capacity	$810	$1,080	$1,350	$1,620	$1,890	$2,160	$2,430	$2,700	$3,240	$3,780	$4,320	$4,8
Gross Tax:												
existing tax	$688.50	$918.00	$1,147.50	$1,377.00	$1,606.50	$1,836.00	$2,065.50	$2,295.00	$2,754.00	$3,213.00	$3,672.00	$4,131.0
new tax	$120.12	$160.16	$200.20	$240.25	$280.29	$320.33	$360.37	$400.41	$480.49	$560.57	$640.66	$720.7
total tax	$808.62	$1,078.16	$1,347.71	$1,617.25	$1,886.79	$2,156.33	$2,425.87	$2,695.41	$3,234.49	$3,773.57	$4,312.66	$4,851.7

CALCULATIONS FOR NON-HOMESTEAD LAND

Market Value	$50,000	$75,000	$100,000	$125,000	$150,000	$175,000	$200,000	$250,000	$300,000	$500,000	$750,000	$1,000,00
Gross Tax Capacity	$1,125	$1,688	$2,250	$2,813	$3,375	$3,938	$4,500	$5,625	$6,750	$11,250	$16,875	$22,50
Gross Tax:												
existing tax	$956.25	$1,434.38	$1,912.50	$2,390.63	$2,868.75	$3,346.88	$3,825.00	$4,781.25	$5,737.50	$9,562.50	$14,343.75	$19,125.0
new tax	$166.84	$250.26	$333.67	$417.09	$500.51	$583.93	$667.35	$834.19	$1,001.02	$1,668.37	$2,502.56	$3,336.7
total tax	$1,123.09	$1,684.63	$2,246.18	$2,807.72	$3,369.26	$3,930.81	$4,492.35	$5,615.44	$6,738.53	$11,230.88	$16,846.31	$22,461.7
LESS: Agricultural Credit	$292.00	$438.00	$584.01	$730.01	$876.01	$1,022.01	$1,168.01	$1,460.01	$1,752.02	$2,920.03	$4,380.04	$5,840.0
Total Tax (net of Ag. Credit)	$831.08	$1,246.63	$1,662.17	$2,077.71	$2,493.25	$2,908.80	$3,324.34	$4,155.42	$4,986.51	$8,310.85	$12,466.27	$16,621.7
Increase in Net Tax (NEW)	$123.46	$185.19	$246.92	$308.65	$370.38	$432.11	$493.84	$617.30	$740.76	$1,234.60	$1,851.90	$2,469.1

SCHEDULE C: ANNUAL NET PROPERTY TAX IMPACT OF BONDS (ESTIMATED)

TAX RATES: Existing = 108.26% New = 14.83% / Bonds = $3,715,000 30 Years / Property Type = Commercial/Industria
Tax Capacity Percentages:
first $100,000 3.
over $100,000 5.

Market Value	$40,000	$60,000	$80,000	$100,000	$125,000	$150,000	$175,000	$200,000	$225,000	$250,000	$275,000	$300,0
Gross Tax Capacity	$1,320	$1,980	$2,640	$3,300	$4,613	$5,925	$7,238	$8,550	$9,863	$11,175	$12,488	$13,8
Gross Tax:												
existing tax	$1,429.03	$2,143.55	$2,858.06	$3,572.58	$4,993.49	$6,414.41	$7,835.32	$9,256.23	$10,677.14	$12,098.06	$13,518.97	$14,939.8
new tax	$195.76	$293.63	$391.51	$489.39	$684.03	$878.68	$1,073.32	$1,267.97	$1,462.61	$1,657.25	$1,851.90	$2,046.5
total tax	$1,624.79	$2,437.18	$3,249.58	$4,061.97	$5,677.53	$7,293.08	$8,908.64	$10,524.20	$12,139.75	$13,755.31	$15,370.86	$16,986.4

Prepared by Evensen Dodge, Inc. 23-Aug-89

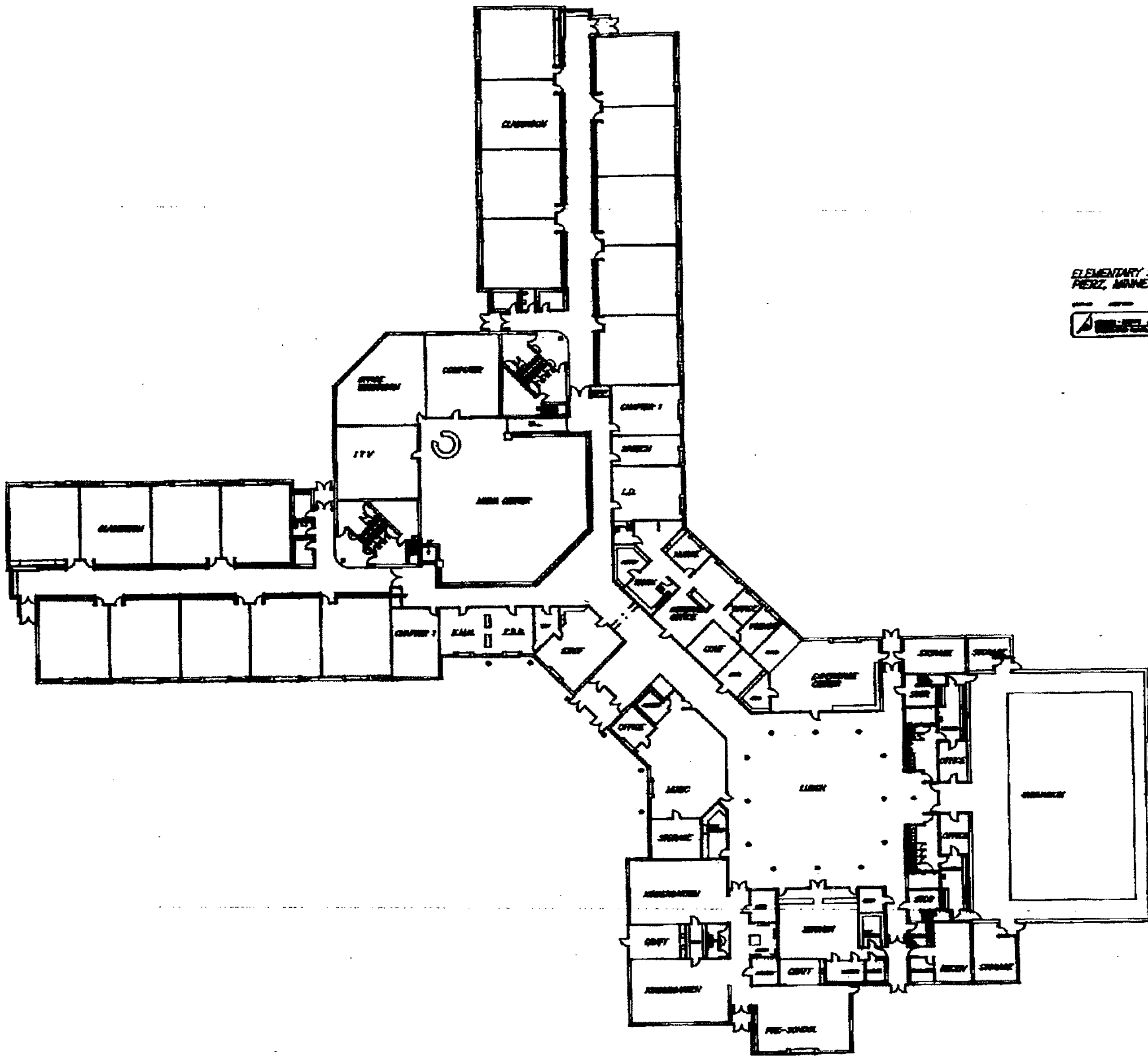
COMMENTS

PIERZ SCHOOL DISTRICT
ARCHITECT: STEGNER . PHELPS

1. The program consists of a new 670-student elementary school and limited remodeling of the existing high school. The program was confirmed with the Architect at 71,000 s.f. new construction, and the architect's building cost estimate of $62.25/s.f. was consistent with our systems analysis. The $135,000 budget for high school remodeling was also accepted. However, the $62.25 for new construction did not fully address "Owner's Other Costs," which we have itemized on the summary cost analysis.

2. Our total project cost estimate is $5,202,000, which exceeds the Architect's estimate by $152,000 when all Owner's Other Costs are captured. The funds available from the state are $1,000,000, which caps the project budget at $4,529,000, and creates a variance of $673,000. The serious shortfall of funds available versus program requirements will dictate that the district generate additional funds along with deferring other costs. We suggest the following course of action:

    a. Defer $100,000 of the $200,000 fixed equipment
    b. Defer $100,000 of the $200,000 loose equipment (FF&E)
    c. The School District generate $373,000 additional financing separate from the Maximum School Effort Program.



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